

**Poplar Bluff Planning and Zoning Commission Meeting
Monday, July 10, 2023 – 7:00 p.m.
City Council Chambers – 301 South 5th Street
Poplar Bluff, Missouri 63901**

MINUTES

The Poplar Bluff Planning and Zoning Commission held a regular meeting on Monday, July 10, 2023, in the City Council Chambers, 301 South 5th Street, Poplar Bluff, Missouri. Chairman Todd Sittig called the meeting to order promptly at 7:00 p.m. Roll call was as follows:

ROLL CALL

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Kyle Batton Lucy Wheeler Craig Barwick Rodney Reagan Billy Depew Todd Sittig Mayor Shane Comman Councilwoman Lisa Parson Carolyn Marshall Michael Pollard	Clayton Moore Julie Littles	Irene Morse James Sisk Jeffery Hampton James Bruce Peterson

Approval of the June 26, 2023, Minutes

Mr. Rodney Reagan made a motion to approve the June 26, 2023, minutes. Ms. Lucy Wheeler seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

Advertisement

This meeting was advertised in the Daily American Republic on Saturday, July 8, 2023.

Disclosure of Interest

None reported.

Workshop Session

- A. Applicant requests a conditional use permit to operate a daycare facility for up to 25 children in a C-2 General Commercial district. The Property is located at 2217 Fair Street. Applicant – Jeffery Hampton 828 Linn St, Apt F, Sikeston Missouri

City Planner, James Sisk explained to the board this was a church and became a daycare previously the only change is a different operator. Mr. Jeffery Hampton from 284 Ruth Harris Lane Poplar Bluff approached the board, he advised the Sikeston address is his father's address. He is a traveling nurse, so all his mail goes to his father's address. He advised there is a need for daycares. He advised another traveling nurse and himself will be the directors they will adjust as they grow. He is currently working on the building. There are some structural issues and he is working to meet inspection requirements. He is wanting to open in late August or October. Mr. Rodney Reagan asked how many children and what age group he plans on having. Mr. Hampton advised from two to twelve years of age. He advised the school age children can catch the bus at the facility for pickup and drop off. He plans on licensing twenty-five children. He advised based on the building should be able to license for thirty-five children, but he is only wanting twenty-five children and go from there. If the daycare grows to higher than twenty-five children, then he would want to move to a different facility.

With no other discussion reported, Mr. Rodney Reagan made a motion to suspend the rules to pass this request onto voting session and Mr. Craig Barwick seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

With no other discussion reported, Mr. Rodney Reagan made a motion to pass this request onto voting session with the staff recommendation and Ms. Carolyn Marshall seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

B. Applicant requests a conditional use permit to operate a plumbing business in a C-1 Neighborhood Commercial district. The property is located at 2227 W Maud. Applicant – James Bruce Peterson 2544 North Main Street Poplar Bluff Missouri.

City Planner, James Sisk explained 2227 West Maud is commercial property that has been sitting vacant for quite some time and in disrepair. Mr. James Bruce Peterson has purchased the property to clean it up. He would like to use it for his plumbing business as well as storage for his plumbing equipment. This has been commercial property in a residential area since the seventies and for this type of business it will need a conditional use permit. He advised the roof caved in and Mr. Peterson is in the process of repairing it. He asked the board if they could workshop and vote on this item tonight. It is not a new use for the property, it is just a different person.

Mr. James Bruce Peterson from 2544 North Main Street Poplar Bluff approached the board. He advised they will use the building for their plumbing business to store their equipment and stock for the business. The building is in bad condition. He plans to put a new roof on the 7000 square foot warehouse and has already put the roof on the 2000 square foot area. He is fixing the offices because they are in bad shape also. He will have offices, store their equipment, and stock the parts they need for their business. He advised they have two excavators they plan on storing on the gravel lot in the back. He advised they purchased the other lot also, so they have 3.2 acres and plan to fence the 1.6 acres off and hopefully the excavators can fit in the building, but if not, he will still have enough space in the back to store them. Mr. Rodney Reagan asked if he would be selling any plumbing products. Mr. Peterson advised no.

With no other discussion reported, Ms. Lucy Wheeler made a motion to suspend the rules to pass this request onto voting session and Mr. Rodney Reagan seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

With no other discussion reported, Mr. Billy Depew made a motion to pass this request onto voting session with the staff recommendation and Councilwoman Lisa Parson seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

Voting Session

- A. Applicant requests a conditional use permit to operate a daycare facility for up to 25 children in a C-2 General Commercial district. The Property is located at 2217 Fair Street. Applicant – Jeffery Hampton 828 Linn St, Apt F, Sikeston Missouri

With no other discussion reported, Mr. Rodney Reagan made a motion to pass this request onto City Council with the recommendation for approval based on staff recommendation and Mr. Craig Barwick seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

- B. Applicant requests a conditional use permit to operate a plumbing business in a C-1 Neighborhood Commercial district. The property is located at 2227 W Maud. Applicant – James Bruce Peterson 2544 North Main Street Poplar Bluff Missouri.

With no other discussion reported, Mr. Michael Pollard made a motion to pass this request onto City Council with the recommendation for approval based on staff recommendation and Mr. Billy DePew seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

Discussion.

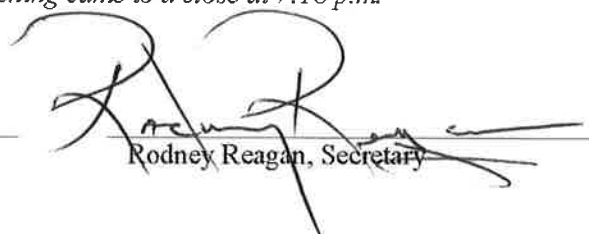
None reported.

Adjournment.

With no discussion reported, Mr. Rodney Reagan made a motion for adjournment. Ms. Carolyn Marshall seconded the motion. With all attending Commission members in favor, the Poplar Bluff Planning and Zoning Commission meeting for this evening came to a close at 7:18 p.m.

Respectfully Submitted,


Ms. Irene Morse, Recording Secretary


Rodney Reagan, Secretary