

Planning and Zoning meeting minutes: February 7, 2022

Meeting called to order by Gene Moyers at 5:30pm.

Present: Gene Moyers, Ben White, Corinne Watts, Mayor Theresa Kelly, Codes Officer Kevin Shira

Absent: Larry Wilson, Ben Vance, Don Ratliff

Mayor Kelly made a motion to accept the minute, Corinne seconded the motion, and the motion passed 4-0.

Chapman and Cowherd prepared a memo outlining the duties and differences between the Planning and Zoning board and the Board of Adjustments. After discussion, Mayor Kelly made a motion to accept the memo into record, it was seconded by Ben, and passed unanimously.

New Business: To review a Petition to amend the zoning at 1500 Third Street, Chillicothe, MO 64601. The current zoning is P-1 with a request to amend it to R-3.

Ed Turner spoke in favor of the Petition. The Petition isn't to take the entirety of the land but to take the northeast portion for residential use. It has been sold by the City of Chillicothe to Timber Villas 38, one-story units for the older population. Rents would range from affordable to market rate (\$550-\$690) and would include water/sewer/trash. Part of the plan also calls for a community building for residents with amenities. The plan is similar to the current projects by Timber Villas with updated finishes. The State of Missouri has approved the plan.

No one else came forward in favor or in opposition to the petition.

With no further discussion, Ben made a motion to change the current zoning from P-1 to R-3, it was seconded by Corinne, and passes unanimously.

With no other new or old business, Corinne made a motion to adjourn, Mayor Kelly seconded the motion, and the motion passed 4-0. The meeting adjourned at 5:44.