

Monday, May 01, 2017

9:30 a.m.

Greene County Commission Office

933 N Robberson, Springfield, MO

Upon roll call the following Commissioners were present: Commissioners Bob Cirtin, Harold Bengsch, and Lincoln Hough. Absent: None.

Commissioner Cirtin called the session to order. Commissioner Hough led the Pledge of Allegiance and prayer.

Commissioner Cirtin apologized for inconvenience of the small room, and let everyone know that hopefully by June we will have our Courtroom available.

#### Missouri Job Center Update

Mary Ann Rojas, informed commission that 3200 jobs were open in the area. 24, 000 jobs were open in the STL area. Ms. Rojas played a video about the Build My Future Expo which was 3:35 long. Commissioner Cirtin asked if this would become an annual event based on the success and Ms. Rojas said it would become an annual event.

#### Missouri Extension Office Report

Missouri Extension Office David Burton provided the commission with the Greene County Extension Audit of 2016 books hand out and went over the audit results, which were the office is doing a great job in retain necessary records for all transactions that go through the account on a monthly bases. Audit committee recommended that there be a procedure in place for the Master Gardener deposit account, needs to be more oversight on this account due to the use of Greene County Extensions EIN.

#### Top Branch Awards Presented

Greene County's employee recognition program, the Top Branch Awards, were given to Clementine Hennings (Building Operations), Kyle Collins (Juvenile Office), Dr. Ussery ( Sheriff's Office) , Skylar Desa (IT) for the month of April.

#### Clerk of Court Action Item

Shane Schoeller presented a document to the commission.

#### National Osteogenesis Imperfecta Awareness Month Proclamation

Commissioner Cirtin presented this proclamation to Danny, Brittany and Vin Perches and declared that May 6th-the 13th would be recognized as National Osteogenesis Imperfecta Awareness Month.

#### United Way Awards Presented

Commissioner Cirtin present awards to the following departments for an increase of employees who contributed to the United Way. Commission Office, 2 awards to the Purchasing Office, 2 awards to the Auditor Office, Pretrial, General Services, Resource Management and Archives.

#### Department Head Updates:

Chris Coulter-County Administrator

Nothing to report.

Jeff Scott-Budget Officer

Presented the Commission with a first quarter GDP release to our current sales tax issue.

Rick Artman-Highway Director

Presented a handout for April monthly report. Highlighted District 1 & District 2 crew2 crew, County wide maintenance, Special Projects Crew, Box Culverts/ Bridge Maintenance. Over 90 locations this weekend from the floods had a type 1 barricade.

Commissioner Cirtin read a report about Emergency Management Accreditation Program aka EMAP that as of 04/27 there score was 100%.

Larry Woods- Office of Emergency Management

Presented the EOM report. Highlighted bullet point on the report that was given out. Mr. Woods also talked about EMAP and how there were several other offices involved. Mr. Larry Woods talked about the weekend flooding and how there were only 14 water rescues. The area by Highway 60 and Highway 65 is now back open. 60 and 125 are closed. I-44 closed. The normal detour route is 63 for I-44 it is unknown at this time the status of 63. 05/02 the call center will be open to take damage reports for businesses and homes.

Matt Forir- County Geologist

Reminder of sinkhole season that will come in the next 6-8 months. With all the rain will be lots of sinkhole activity

Dave O'Dell-Building Regulations

Update as of today there are 128 single dwelling home permits that have been issued which is down from last year and could affect the sales tax number. Total permits however are up and 538 permits in total have been issued YTD. Revenue is up 13k.

Commissioner Cirtin introduced the parameters of presenting Planning and Zoning requests to the Planning and Zoning Board and the Greene County Commission.

OLD BUSINESS: NONE

Bob Cirtin introduces Kent Morris.

NEW BUSINESS:

Planning and Zoning Cases-

Passed out sight plan for Case #1948: Request rezoning. Rogersville Land Holdings LLC, c/o Brad King of King Built Properties LLC, applicants.

Request rezoning from Agriculture District to General Commercial District from those 2 districts to a plot assignment district, plot assignment 116 acers 120 lot sub divisions ½ acre to 1 acre 2/3 of acre 2 phases can see where the road assignments are set out. 04/18 planning board did recommend for approval with the conditions that were in the handout set out.

Commissioner Bengsch asks Rick Artman If the information in the handouts addresses the issues that Highway had with the original plan, Rick Artman stated NO but it was close to what they are looking for. Commissioner Lincoln Hough says if thoroughfare plan isn't completed, he is not comfortable at this time moving forward without certain issues being addressed. Bob Cirtin opens up discussion for anyone in favor of this plan to come forward. Commissioner Bob Cirtin mentions issues can be tabled and offered anyone in favor of the application for Case No. 1948. Mr. King an opportunity to address the board. Mr. King took the opportunity to address the board with updates on current endeavors on the land, however at this time does not have all the work completed. Commissioner Cirtin let Mr. King know that the vote today would only be on the information that the board has currently so if he would like we can table the vote until Mr. King is able to provide more information. Kent Morris Explained that there is an option to request a final development plan that the Commission is able vote in favor now as long as there is a final Bob Cirtin moved to table the request. Commissioner Hough seconded the motion.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None.

Case#1966: Request rezoning Charles Eugene Farmer and Rita Ann Farmer, c/o Wilson Surveying, applicants.

Kent Morris states that the applicants want to rezone from Agriculture district to agriculture residential district 7.5 acres owned by applicant wants to subdivide track to the parent track then let the track have access to Farm Road 173 the reason for this request is that regulations only 2 tracks separate into A-1 district. FR RD 173 has been examined and has never been dedicated or a right away. Planning Board did recommend an approval for this at the 04/18 meeting with the provisions set forth.

Rick Wilson spoke in favor of this last remnants of the Farmer estate gone through 5 generations and have been divided numerous times they now desire to sell 15-22 acre this will leave the 7.5 acre track they wish to build on. Mr. Wilson went on to speak to the history of the property. Bob Cirtin asked if anyone was in opposition. None. Commissioner Hough motion to approve. Commissioner Bengsch seconds.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None.

Case #1967: Request Rezoning Paul Gilbert c/o Michael White, White Land Surveying, LLC applicants.

Mr. Morris explains that the applicant would like to rezone from Agriculture district to Rural Commercial District 2 acres to C-2 for a commercial property they would use less than 1500 gallons of waste water a day. A Dollar General is considering the development of the property in to shopping facility. Planning board voted 4-3 for the approval. Commissioner Cirtin asked Commissioner Bengsch about the No votes, the no votes where in regards possible waste water issues which has been properly addressed.

Michael White Land Surveying LLC informed the commission that they have plans for the Waste Water however they have been destroyed in the resent flood in West Plains. The plans however are for a storm water retention size to 3x as shown on original plan.

No Opposition.

Rick Artman spoke to Commission that he had recently visited the site and thinks that the larger retention will help. Commissioner Cirtin stated how valuable the Dollar Generals are to the county. Commissioner Bengsch motion to approve. Commissioner Hough seconds.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

Case # 1968 Request Rezoning Carolyn Hoffman, c/o Dennis L. McMan., applicants.

Mr. Morris explains that the applicant would like to rezone from Agriculture district to a Residential Agriculture district. Applicant owns 10 acres, has 1 house. Wants to rezone for 2 5 acre tracks so there would be another building site was voted on 04/18 meeting and was voted unanimously to approve with the conditions set forth in the planning book provided.

Dennis McMan spoke in favor of the rezone. Went on to explain it is a property him and his wife purchased in April with hopes of splitting the land to provide a home for his son and his family. He and his wife will live on the South end that already exists and his son and his wife would live on the North end. Commissioner Cirtin asked if anyone had any questions. Rick Artman asked if they planned to share a drive way. Mr. McMan confirmed they did plan to share a drive. Mr. Cirtin made sure that answered Mr. Artman's questions he confirmed it did. No further questions. No Opposition. Commissioner Lincoln motion to approve. Commissioner Bengsch seconds motion.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

Kent Morris explains to the Commission planning board approved all 6 amendments in one motion. Offered to go through one at a time or vote on all 6 at one time. Commissioner Hough states he would prefer to go through one at a time as he has questions. Commissioner Cirtin also agreed to go through each.

Case #1950

Amend Article XVII, General Commercial Districts, Planning Board Case #1950, Greene County Planning Board, applicants.

Kent Morris explains to the Commission that by adding ability to in certain circumstances to be rezoned if property uses less than 1500 gallon of water a day, only applied to properties zoned general commercial prior to 1993. On 04/18 the board members voted unanimously to approve this amendment. Bob Cirtin wanted to know what the problem would be with passing this case. Kent Morris explained there is a lot of zoned commercial back in the early 80's and has never developed and regulations now state that you are unable to develop property unless you are connected to public sewer, public sewer is not available in lots of these properties and this would allow sub develop on the property but limit the amount of sewage to 1500 gallon a day. Commissioner Cirtin asked if anyone had questions, nobody had any questions. Commissioner Cirtin asked if anyone was there to speak for this case no one was present. No one spoke in opposition. Commissioner Bengsch moves for motion to approve. Commissioner Lincoln Hough seconded. The motion was passed unanimously.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

#### Case # 1951

Amendment Article IV, Special provisions, Section 2 Parking Lot Surfacing, Planning Board Case Number 1951, Greene County Planning Board, Applicants.

Kent Morris explains that this Case is in reference to dustless surfacing to parking lots, this is to clarify regulations that have been confusing in the past. This would give the public flexibility for alternate uses rather than what is previously stated. Commissioner Lincoln asks if we have some leniency on small churches or small business, and if we offer conditional use permit. Kent explained we do give flexibility with those permits but the condition is always to eventually get paved. Commissioner Hough asked about striping, and Mr. Morris explained that has always been in the conditions. Commissioner Bengsch moves for motion to approve. Commissioner Hough seconded. The motion was passed unanimously.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

#### Case #1952

Amend Article IV, Special Provisions, and Section 6 Billboards and other Outdoor advertising Signs, Planning board Case Number 1952, Greene County Planning Board, Applicants.

Mr. Morris explained that this amendment would put all sign regulations in one place and would allow signs for Churches, Schools would be able to have bigger than a 12 foot square sign which would depend on the road on which the establishment reside as well as the speed limit on the road. Lincoln Hough asked where we got the numbers for the sign criteria, Kent Morris explained MODOT is where the figures have come from. Conversation about signs, and the amount of seconds required and also about brightness levels. Nobody spoke in favor or opposition. Commissioner Cirtin moves for motion to approve. Commissioner Bengsch seconded. After discussion from Mr. Hough and the board it was voted that the motion was passed unanimously.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

#### Case #1953

Amend Article IV, Special Provisions, Section 22 Home Occupations, Planning and Board Case Number 1953, Greene County Planning Board, Applicants.

Kent Morris pertains to home occupations, things that have recently been added that cannot take place in a residential district are contracting business, clarification to what is allowed in Agriculture district used to say those not allowed in R1 could be used in A1 with conditional use permit requirement has been removed along with contracting business. Added enhanced home occupation in agriculture district 5 acre larger allows with conditional use permit to be bigger than normal home occupations. It has been found over the years there are a lot of construction business and similar business that have been moved for economic reasons move to county site where more room for storage and employees to come in and are bigger than home occupations

in reality they should come into a commercial district but this would allow them to operate in the ag district with caveat this is granted with limited time to give time to move to a proper zoned district. Nobody spoke in favor or opposition. Commissioner Lincoln Hough moves for motion to approve. Commissioner Cirtin seconded. After discussion from Mr. Hough and the board it was voted that the motion was passed unanimously.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

#### Case #1954

Amend Article IV, Special Provisions, Rural Event Venues, Planning Board Case Number 1954, Greene County Planning Board, applicants.

Mr. Kent Morris explains typically these are wedding venue and are handled as home occupation permit since there is a clause within this amendment. Mr. Morris explains that there are more and more of these wedding venues that are not associated with homes and are also getting more and more work retreat venues as well so these are no longer a good fit in the home occupation permit. The planning board has voted to approve this. Commissioner Hough asked a question about inspection fees. Nobody spoke in favor or opposition. Commissioner Lincoln Hough moves for motion to approve. Commissioner Cirtin seconded the motion. After discussion from Mr. Hough and the board it was voted that the motion was passed unanimously.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

#### Case # 1955

Amend Article IV Section 20 Stationary Vehicles and Section 35 Nuisance, Planning Board Case Number 1955, Greene County Planning Board, applicants.

Mr. Morris explains that the purpose of this amendment is bringing agriculture district regulations and residential regulations to the same point. The Agriculture Regulations are stricter than the Residential Regulations the purpose is to match to the Agriculture Regulations. Nobody spoke in favor or opposition. Commissioner Bob Cirtin moves for motion to approve. Commissioner Bengsch seconded the motion. Commissioner Hough brings up specific instances of people doing work on their person vehicles and time frames. Commissioner Hough is concerned that even though we are increasing the time frames it is still harmful to residents who don't always have the means to take care of things in the new 7 day allotted time frame and as the amendment sits he would not feel comfortable giving it a yes vote. Kent Morris asked Commissioner Hough if he would be more comfortable if the time frames were different. Brief discussion about the history of time frames and Inspectors ensued between Hough Morris and Cirtin and Bengsch. Commissioner Cirtin mentioned 14 days, Commissioner Hough recommended 30 days. Chris Coulter recommends moving some of the current wording in the amendment, to reflect 30 days for stationary vehicles 7 days for someone else's Nuisance vehicles would be 30 days as well, goes on to explain how to change the wording in the current amendment to reflect the new time frames. Section 35 B move paragraph B under stationary vehicles and changed 7 day requirement to 30 in Sections 20 and 35. Commissioner Hough moves to approve the amended motion, Bob Cirtin seconds the motion as described by Coulter.

AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

No Public Comment.

Meeting Adjourned at 11:53