

GREENE COUNTY COMMISSION SESSION
Greene County Archives & Election Center
1126 N. Boonville
Springfield, Missouri

9:30 a.m.
January 4, 2016
AGENDA

1. Prayer—Commissioner Roseann Bentley
2. Pledge of Allegiance
3. Approve Minutes from Previous Session
Commissioner Bengsch made the motion to accept the minutes from the Commission's last court session. Commissioner Bentley gave the second. The vote resulted in 3 ayes in favor. Motion passed.
4. GovDeals Award to Greene County
Francis Ballard, Client Service Representative from GovDeals presented Greene County with an award for Greene County's accomplishment in "found money" through surplus sales. Melissa Denney and Clarence Andrews, Road & Bridge received the award on behalf of Greene County.
5. Employee Recognition—Captain David Johnson
The Commissioners presented Captain David Johnson with a commendation acknowledging his service to Greene County citizens by assisting in saving the life of a citizen who had overdosed. Captain Johnson's wife and Greene County Sheriff Jim Arnott were present.
6. Appointment of Mr. Jody Chaffin to the Greene County Planning & Zoning Board
The Commission signed the order appointing Mr. Jody Chaffin to the Greene County Planning & Zoning Board. The motion and vote had taken place at an earlier daily briefing session approving his membership.
7. Appointment of Mr. Kevin Clingan to the Greene County Planning & Zoning Board
The Commission signed the order appointing Mr. Kevin Clingan to the Greene County Planning & Zoning Board. The motion and vote had taken place at an earlier daily briefing session approving his membership.
8. Chamber Economic Development Update—Matt Morrow, absent.
9. Missouri Job Center Update—Mary Ann Rojas
Mary Ann Rojas from the Missouri Job Center was present to report that 2015 showed much improvement in the job market. They are at an all time low for unemployment at 3.4%. There is an increase in hiring. The Center hosted an employment summit as well as the recent State of the Workforce luncheon where information was provided as to what types of skill are needed from applicants. Ms. Rojas gave an update on the board leadership. Missouri Job Center will be hosting Good Morning Springfield in January at the Springfield-Branson Airport.
10. County Administrator Report—Chris Coulter
 - *Legislative Priorities information booklets are complete and ready for distribution.*
 - *Friday will be budget signing. It is in the process of being completed for the January 8, 2016 deadline.*
 - *Jeff Scott, Budget Officer and Justin Hill, Treasurer worked over the holiday on the month by month income for the budget forecast.*
11. Budget Office Report—Jeff Scott, absent due to budget deadline restraints.
12. Highway Department Report—Rick Artman
Notice & Voting Item: Farm Road 188—Right-of-Way Vacation
 - *Rick presented the Commission with a written report and highlighted points in the report.*
 - *Department has completed 5 ½ miles of road sealing in preparation for spring work.*
 - *Update on recent flooding and road work related to the December 26-28 weather event.*
 - *December 14 had strong wind event related to Farm Road 167 & 145.*
 - *Maintenance update—staff working is a testimony to the type of work being implemented causing decreased damage.*
 - *Update on shoulder widening, pipe installation and miscellaneous items.*
 - *Ready for snow if/when it becomes an issue.*
 - *Update on traffic control and safety as well as engineering inspection.*
 - *Bid project open December 28.**Commissioner Bengsch asked the estimate of the damage from the flooding event. Response: Approximately \$150,000.00 which was minimal compared to other counties. Commissioner Cirtin concurs—steps were taken to prevent damage.*

- *Rick Artman read the notice of vacation to the Right-of-Way regarding Farm Road 188. Commissioner Bengsch made a motion to approve the proposed vacation as presented. Commissioner Bentley gave the second. The vote resulted in 3 ayes in favor. Motion passed.*

13. Emergency Management Report—Chet Hunter

- *Chet presented the Commission with a written report.*
- *Update on FEMA assistance—not for individuals, but for preventative measures.*
- *Presented Rapid Assessment survey.*
- *Update on grant, coalition conference in California and fire extinguisher training program.*
- *OEM assisted in locating a gentleman lost in the Rogersville area during the weather event.*
- *Additional computer equipment has been added.*
- *Update on flooding event—largest help was boats, sand bags and barricades.*
- *120 water rescues and 198 road issues within a 48 hour period.*

Commissioner Cirtin thanked OEM, Highway Department, Sheriff's office, and Fire Fighters for their exemplary response during the flooding event.

14. Resource Management Report—Kevin Barnes

- *Kevin states his department had a limited role in the flooding. Their department tries to provide safety up front with keeping homes out of flood areas.*
- *Resource Management is working with the Highway Department regarding culverts.*
- *2016—new software and mapping flood plans will be a new project. This is on a two year plan.*
- *Working on weather-proofing campus buildings.*

Commissioner Bentley complimented their department for their outstanding work.

15. Building Regulations Division Report—Dave O'Dell

- *Dave presented the Commission with a written report and giving totals for 2015.*
- *Gave a projection of 2016 being a good year.*

16. University of Missouri Extension Center Report—David Burton

- *David presented the Commission with the Extension Newsletter.*
- *January is "hay school" helping farmers increase their income.*
- *Autumn Wilson named the first woman (18 years old) to make the National 4-H Missouri Shotgun Team. Autumn is from the Greene County 4-H Club.*
- *David reports a steady increase in their teaching staff.*

17. Planning and Zoning Division Report—Kent Morris

- *Kent presented the Commission with a written report. 2015 is the County's best year since 2008.*
- *2016 is projected to be busy and exceeding numbers.*
- *Old Business—none*

Commissioner Cirtin read the statement regarding case hearings as well as procedures.

- *New Business*
 - a. *Request Rezoning, Planning Board Case Number PB 1900, Roy Street, c/o Michael Reinart, applicants.*

Mr. Kent Morris describes the rezoning request from R-1, Suburban Residence and C-3, Rural Commercial to C-2, General Commercial. Location: 3833 E. Sunshine St., Springfield.

Purpose: To construct a Miniature Golf Course and be able to allow a buffer area between the existing residential zoning to the north, and any new commercial uses located on the southern 440 feet of the property. Full description is attached. The Board voted 5 to 2 to recommend denying the request.

Commissioner Cirtin called for anyone wishing to speak in favor of the rezoning request.

- **Michael Reinart** (applicant) *Mr. Reinart described the intent of the property use as building a family miniature golf course complex. Springfield has limited options for this venue and wants this to be a high-end quality entertainment area. He mentioned the people involved in the planning and design of the facility and wanting to do the "right thing" and to be an asset to the community. There would be no alcohol served or anything to create a negative impact on the business/community. Target participants would be people of all ages from young children to grandparents.*

Commissioner Cirtin indicated this type of business has not been the best quality in the past.

Mr. Reinart states what is present now is old and poor quality—they want their venue to be a destination, a high end business. They will be able to preserve the majority of the trees in the area.

Commissioner Bentley asked about parking and the amount of time to go through the course. Question regarding the trees/noise.

There will be a minimum of 40/50 spaces including handicap spots. They will make the facility compatible to wheelchair access. It will take approximately one hour. They plan to leave the trees and clean out underbrush. They want to keep a quiet atmosphere. The clubhouse may have soft music, but nothing piped outside. Water features will be minimal noise.

Commissioner Cirtin asked how long in the season they would be open.

They would like to go 12 months with the winter months being reduced hours, around five hours per day. Warmer weather would be approximately twelve hours per day.

- **Michael Hampton** (Architect) *Mr. Hampton was hired for preliminary planning. Presented approximately how the course would look. Highlighted hand out regarding where parking and the clubhouse would be located. Clubhouse would include a meeting room and would back up to the golf course. It would be two, 18 hole golf courses.
Landscaping: maintain current & plant additional vegetation under existing trees to create a visual barricade for privacy. 100 foot buffer to maintain trees and build privacy fence.
Lighting: low LED light 15' high with side shield to direct light. Lighting will not extend beyond the property.
Fence: 8 to 10 feet.
Signage: Will maintain current standards with regard to county restrictions.*
- **Jared Rasmussen** (Planner/Designer) *Lighting on property will meet standards. Neighbors have agreed to extend sewer to the golf course property to the east. They are paying attention to storm water and will abide by county restrictions. Facility being designed to fit the current landscape. Traffic is estimated at 1400 cars per day.*
- **Mike Nichols** (Attorney) *States neighbor concerns are being addressed. Greene County regulations prevent detrimental usage of property both now and in the future. Large concern was the buffer. Baseline buffer is 50'; however, the vendor will be using no less than 100'. There is other split zoning in Greene County and gave examples of those currently present where a portion is residential.*

Commissioner Cirtin asked Kent Morris, Planning & Zoning, options regarding coming back for the process of conditional use. Mr. Morris confirms that future usage of the property would have to come back to Planning and Zoning for approval.

- **Donald Hancock** (Real Estate Advisor) *Voices impact on the county with additional revenue and jobs created. There will be approximately two full time managers and 10-12 employees. The lot is not usable for commercial use. The facility will enhance the area and contribute to the green space landscape. Mr. Hancock presented a letter from Steve Stinnet in favor. He could not be present. The letter states the facility is compatible to the area. He owns property to the east of the proposed business.*
- **David Ransin** (Neighbor-Property owner) *Mr. Ransin owns property to the east of the facility on the northeast corner. There is sewer that runs off Crighton Place. He has worked on an agreement with the engineer regarding extension of the existing sewer system.*
- **David Pavlir** (Neighbor-Property owner) *States he is in favor of the sewer system to support the proposal.*
- **Roy Street** (Former Property owner) *Mr. Street previously owned the property where the proposed business would be established. He purchased the property 60 some years ago and sold because the proposal was to be a park like setting. Supports proposal.*

Commissioner Cirtin called for anyone wanting to speak in opposition to the proposal.

- **Bill Lindsey** (Neighbor-Property Owner) *Mr. Lindsey states this land is in his backyard. Concerns are lighting, sound and visual concerns. States there is a natural cave in the area to the north adjoining the proposed property. States it would make more sense to be used for office space rather than a miniature golf course. 100' tall canopy trees do not provide a visual buffer. He is against the course and rezoning. Referred to Bob Hosmer of the City regarding city zoning regulations that does not match the usage of the property.*
- **Ira Dodd** (Neighbor-Property Owner) *Mr. Dodd lives on Kingsbury just north of the property in question. He opposes the request for rezoning due to the noise concerns and the length of operating time as well as the lighting.*
- **Leslie Carrier** (President of the Neighborhood Association) *Ms. Carrier presented the Commissioners with additional letters from neighbors not present that oppose the proposal. She states that at some point the area will be rezoned, but that it should remain an office complex area. Ms. Carrier described entry into Springfield proper and how the county adjoins the property. She states that zoning should be compatible with other zoned area. The bigger issue is usage of the land and aesthetic issues.*

- **Ron Roper** (Neighbor-Property Owner) *Mr. Roper is opposed to the nature of the business. He is concerned with property values and that the buffer may not be sustainable. States a business complex would be more compatible to the area.*
- **Amanda Davis** (Neighbor-Property Owner) *Ms. Davis' property backs up to the proposed project. Concern is if the business fails it will become a security risk to the adjoining properties. Ms. Davis states she doesn't recall anyone contacting neighbors prior to the request to rezone. Her concerns include trespassers—people climbing the fence and traffic concerns.*
- **Thomas Boatright** (Neighbor-Property Owner) *Mr. Boatright lives to the north of the proposed project. He states the neighborhood association is against the proposal because of the signage, lighting, traffic, zoning and future usage.*

Commissioner Cirtin called for those opposed to stand. He also called for anyone who had arrived late to be able to speak in favor. No one responded. Commissioner Cirtin called for any rebuttal to the testimony.

- **Mike Nichols** (Attorney) *States there would be more intense lighting in the parking area away from housing and lower light in the activity area. The fence and buffer would block the light as well as the noise. Mr. Nichols described the businesses in the area. Regulations are in place for usage as well as future usage. There will be a fence and lower vegetation to block visual concerns.*

Commissioner Cirtin asked about the elevation of the property in relation to visual concerns.

- **Michael Hampton** (Planner/Designer) *Mr. Hampton states there is a 30 foot drop/slope. The use of lighting and golfing area will accommodate the landscape. The tallest lighting is 10-15 feet. The clubhouse is lower than the level of housing which is positive vs. if it were on the same level. If you were to look from neighboring property, you would probably see only the top of the clubhouse roof.*
- **Mike Nichols** (Attorney) *Mr. Nichols states the building would be an additional 400 feet away from the buffer line.*
- **Michael Reinart** (Applicant) *States the current fence is 3-4 feet high, the proposed fence is over twice that high.*
- **Thomas Boatright** (Neighbor-Property Owner) *Mr. Boatright reiterates the board vote of 5-2 against approval.*

Commissioner Cirtin asked Mr. Boatright if there are any conditions that would eliminate the concerns expressed in order to accept the proposal.

- **Thomas Boatright** *"No". He states they (neighbors) don't want that type of business. They are relying on the Planning Board decision.*

Commissioner Cirtin turned the request over to the Commission for discussion and consideration. Mr. Cirtin states the Commission is focused on economic development to provide citizens with services. He recognizes how the neighbors think and is sensitive to their concerns. The Board comments are considered as well. Commissioner Cirtin asked for Mr. Kent Morris to summarize the Board's denial.

- **Kent Morris** (Planning & Zoning) *Mr. Morris states the Board consulted with the City of Springfield regarding zoning/land usage. The City stated it was not compatible with their regulations.*

Commissioner Bentley states she is looking at the financial considerations and it looks like an opportunity to be able to have family activity. She considers the neighbor input as well. Considers the trees and low lighting as not being too detrimental.

Commissioner Bengsch states this is a difficult choice. He believes this to be a quality project. He is taking into consideration the concerns of the neighbors regarding the lighting. He wants to support the project, but it is difficult to do so because of the possible future business that may replace this venue going in under the proposed new zoning.

Commissioner Bengsch made the motion to approve the request for rezoning as presented. Commissioner Cirtin gave the second. The vote resulted in 1 nay vote from Commissioner Bengsch and 2 aye votes from Commissioners Cirtin and Bentley. Motion passed.

- Other Business—none.

18. Public Comment—none

19. Other Business for Commission—none