

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
**West Plains Public Library**  
**Thursday, June 27, 2024, at 5:30 p.m.**

The planning and zoning commission met for regular session on Thursday, June 27, 2024 at the West Plains Public Library with the following members present: Chair Terry Sanders, Greg Collins, John Kenslow, Crockett Oaks, Gus Ramseur, and Mayor Michael Topliff.

**I. PRELIMINARIES**

Chair Terry Sanders called the meeting to order. Mayor Topliff made a motion to approve the minutes from the June 6, 2024, meeting seconded by Crockett Oaks. Motion carried.

**II. PUBLIC HEARING**

**A. Downtown Street Closures**

City staff presented a proposal to close portions of the following streets:

The first approximately sixty feet (60') heading West off Washington Avenue onto Cass Avenue.

The first approximately seventy feet (70') heading East off Washington Avenue onto Cass Avenue.

The first approximately one hundred and three feet (103') heading West off Washington Avenue onto Dixon Street.

The first approximately ninety-six feet (96') heading East off Washington Avenue onto Dixon Street.

Jeff Tune, 1 Luster Arcade, spoke in favor of the street closures, particularly Dixon Street heading East off Washington Avenue, citing promotion of foot traffic versus vehicle traffic.

Debbie Jorgensen, 401 Washington Avenue, spoke in favor of the street closures citing vehicle safety hazards at the West intersection of Washington Avenue and Cass Avenue at her place of business.

Kathleen Morrissey, a county resident, spoke in favor of the closures on behalf of the West Plains Council of the Arts, citing the promotion of green spaces, ease of use, and foot traffic safety downtown during the Ozark Heritage Old Time Music Festival.

Stephanie Hullinger, 313 Washington Avenue, spoke in favor of the street closures citing promotion of foot traffic safety.

Ernie Renegar, 206 Washington Avenue, spoke in opposition to the street closures citing emergency vehicle access and parking for his business as well as two access doors from his building that open onto Dixon Street heading East off Washington Avenue.

Bruce Hershenson, 300 block of Washington, spoke in opposition to the street closures, particularly Cass Avenue on the East side of Washington Avenue citing vehicle parking for his employees.

Heather Fisher, the CEO of OzSBI, spoke neutrally about the street closures citing safety concerns for parking and foot traffic. She proposed that Cass Avenue on the East side of Washington be converted to a one-way street heading East for vehicle accessibility of patrons and tenants.

Chrys Fisher, a tenant at OzSBI, spoke neutrally about the street closures citing confusion

about goals of the downtown area by closing the streets and stating that there is not enough retail to justify foot traffic in certain areas. He proposed that Cass Avenue on the East side of Washington be converted to a one-way street headed East.

**III. REQUESTS**

A. Downtown Street Closures

Brian Mitchell, City of West Plains Transportation Director, spoke stating that all 4 referenced streets are currently established as one-way traffic flowing off of Washington Avenue. The City of West Plains, in collaboration with The Downtown Revitalization Group, would have continued responsibility for maintenance of the city-owned streets. Crockett Oaks noted that a special event permit may be obtained by citizens and business owners for temporary street closures for events on a per-request basis.

Crockett Oaks made a motion to close streets 1 and 3 but leave streets 2 and 4 as one-way streets seconded by Mayor Topliff. Motion carried.

**IV. CITIZEN REQUESTS**

A. 342 East Olden Development Plan

Mayor Topliff made a motion to approve seconded by John Kenslow. Crockett Oaks abstained from voting. Motion carried.

**V. DISCUSSION**

**VI. Adjourn**

The meeting was adjourned at 6:47 p.m.