

MINUTES
PLANNING AND ZONING COMMISSION
Regular Meeting
West Plains City Hall Council Chambers
Thursday, March 6, 2025, at 5:30 p.m.

The West Plains Planning Commission met for a regular session on Thursday, March 6, 2025, in the West Plains City Hall Council Chambers with the following members present: Chair Terry Sanders, Mayor Michael Topliff, Councilmember Greg Collins, John Kenslow, Crockett Oaks, Andy Stauffer, Gus Ramseur, and Brittany McDaniel.

I. PRELIMINARIES

Chair Terry Sanders called the meeting to order. John Kenslow made a motion to approve the minutes from the February 6, 2025, meeting, seconded by Michael Topliff. Motion carried.

II. PUBLIC HEARING

A. Rezone Request – Adams

Bill Adams spoke in favor of the request citing the expanding size of his business and equipment.

B. Vacate – Hickory Hills Alley

Nobody spoke.

III. CITIZEN REQUESTS

A. Seth Johnson Site Plan - Olden Street & St. Louis Street

John Kenslow made a motion to approve, seconded by Crockett Oaks. Motion carried.

B. Bill Adams Site Plan - Car Lot on Worley Drive

Michael Topliff made a motion to approve, seconded by John Kenslow. Motion carried.

C. Rezone Request – Adams

Brittany McDaniel made a motion to approve, seconded by Andy Stauffer. Motion carried.

D. Vacate – Hickory Hills Alley

John Kenslow made a motion to approve, seconded by Greg Collins. Crockett Oaks abstained from discussion and voting. Motion carried.

IV. CODE AMENDMENT

A. Recommendations:

- Bill 4793 – An ordinance of the city of West Plains, Missouri, amending Chapter 50, Article II, Division 2, Section 50-83 of the City of West Plains code of city ordinances dealing with protest petitions in zoning matters and the requisite majority for approval of certain zoning matters.

Crockett Oaks made a motion to approve, seconded by Brittany McDaniel. Motion carried.

V. DISCUSSION

A. West Plains Downtown Revitalization, Inc.

Jeff Tune spoke regarding the recent street closures in downtown West Plains and the Alley Activation Project. Multiple grants were awarded to WPDRI in the total amount of \$17,500. Stacy Tune spoke regarding the results of a survey that WPDRI conducted regarding pocket parks and the values and concerns of those surveyed. The Alley Activation Project is expected

to be completed by the end of 2025. Jeff Tune spoke regarding the downtown passports and new downtown coloring books.

VI. ADJOURN

The meeting was adjourned at 6:01 p.m.