

MINUTES
PLANNING AND ZONING COMMISSION
Regular Meeting
West Plains City Hall Council Chambers
1910 Holiday Lane, West Plains, MO 65775
Thursday, September 4, 2025, at 5:30 p.m.

The West Plains Planning Commission met in regular session on Thursday, September 4, 2025, in West Plains City Hall Council Chambers, 1910 Holiday Lane, with the following members present: Mayor Michael Topliff, Chair Terry Sanders, Andy Stauffer, Brittany McDaniel, Gus Ramseur, Crockett Oaks, John Kenslow, and Emma Block. Members absent: Councilmember Greg Collins.

I. PRELIMINARIES

Chair Terry Sanders called the meeting to order. Mayor Topliff motioned to approve the minutes from the August 7, 2025 meeting, seconded by Crockett Oaks. Motion carried.

II. PUBLIC HEARING

A. Vacate Request – Guffey Properties

Kevin Guffey spoke regarding prior property developments and spoke in favor of the vacation request.

Glena Alsup spoke in opposition to the vacation request citing traffic and noise on Mitchell Road and expressed concern about a rezone and flood zone.

Karen Painter spoke in opposition to the vacation request citing the value of her home and quietness of the neighborhood.

Barbara Alsup spoke in opposition to the vacation request citing rezone concern.

III. CITIZEN REQUESTS

A. Vacate Request – Guffey Properties

Mayor Topliff motioned to deny, seconded by John Kenslow. Request failed.

B. Site Plan- Auto World

Roy Ford spoke regarding the shop building he is proposing to construct. John Kenslow motioned to approve, seconded by Crockett Oaks. Motion carried.

IV. ELECTION

A. Chairperson

Crockett Oaks nominated Terry Sanders as Chairperson and John Kenslow as Vice Chairperson, seconded by Andy Stauffer. Sanders and Kenslow were unanimously elected to the respective offices.

V. ADJOURN

The meeting was adjourned at 5:56 p.m.