

MINUTES
PLANNING AND ZONING COMMISSION
Regular Meeting + Public Hearing
West Plains City Hall Council Chambers
1910 Holiday Lane, West Plains, MO 65775
Tuesday, April 7, 2026, at 5:30 p.m.

The West Plains Planning Commission met in regular session on Tuesday, April 7, 2026, in West Plains City Hall Council Chambers, 1910 Holiday Lane, with the following members present: Chair Terry Sanders, Mayor Michael Topliff, Councilmember Greg Collins, Crockett Oaks III, John Kenslow, Emma Block, Gus Ramseur, and Brittany McDaniel. Member absent: Andy Stauffer.

I. PRELIMINARIES

Chair Terry Sanders called the meeting to order at 5:30 p.m. Mayor Topliff motioned to approve the minutes of the March 3, 2026, meeting, seconded by John Kenslow. Motion carried.

II. PUBLIC HEARING

A. Conditional Use Permit – 212 Worcester

Amy and Gabe Garrison from 8302 C.R. 1740 in Peace Valley spoke together stating that Amy is a certified professional midwife. They wish to request a conditional use permit for in-home childbirth services. There will be low volume of clients, no outside signage, no foot traffic, rare ambulance requests, and understand that if they dissolve the business or sell the property, the building will revert to R3 zone. They stated the building previously hosted 3 separate tenants and the number of parked vehicles and vehicle traffic should not exceed previous use.

B. Conditional Use Permit – 530 East Main Street

Mike and Chrissy Barcom from 18193 Highway Y in Willow Springs spoke together, stating they wish to operate an antique furniture and clothing store out of their R1 zoned property to bring affordable furniture to West Plains. Chrissy stated she would primarily use the 1st floor of the house for inventory and would place a plaque outside of the house and minimal signage for the business. The store would not be open after dark, and no additional lighting would be added. The home currently has 4 parking spaces at the front, and they have plans to construct an additional 8 parking spaces at the back.

III. CITIZEN REQUESTS

A. Conditional Use Permit – 212 Worcester

The commission expressed concerns about EMS disturbances to the neighborhood, client traffic, hazardous waste disposal, and lack of residential neighbors' input during the public hearing portion of the meeting. When prompted, Amy Garrison stated she performs about 4-8 home births per month, most of which occur in the client's home. The potential clinic would be secondary and optional for mothers and would not need to accommodate the volume of 4-8 births per month. Crockett Oaks III motioned to table the request until 5/5/2026 and instructed city officials to notify the neighboring property owners directly and hold an additional public

hearing should the Garrisons want to proceed with their request, seconded by Emma Block. Motion carried.

B. Conditional Use Permit – 530 East Main Street

The commission expressed concerns about the city-owned alley at the back of the property and potential parking and traffic concerns. The commission inquired about loading and unloading areas for furniture. When prompted, Mike Barcom stated he spoke with both neighbors, and they did not express any concerns. Mayor Topliff motioned to approve, seconded by Gus Ramseur. Motion carried.

IV. ACTION ITEMS

A. Homes for Tomorrow Demolition Program

Planners reviewed the Homes for Tomorrow Program which consisted of a proposed draft bill, 50/50 demolition program agreement, 100% demolition program agreement, bid application, and quit claim deed to be presented to the West Plains City Council at the 4/20/2026 city council meeting. John Kenslow motioned to recommend the program to council, seconded by Brittany McDaniel. Motion carried.

V. DISCUSSION

A. Potential Nuisance Tour

Planners and Building Official Dustin Harrison spoke about scheduling a nuisance tour. A future date and time will be determined by the commission and city staff.

VI. ADJOURN

The meeting was adjourned at 6:11 p.m.