

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

The West Plains Planning Commission met in regular session on Tuesday May 5, 2026, in West Plains City Hall Council Chambers, 1910 Holiday Lane, with the following members present: Chair Terry Sanders, Councilmember Greg Collins, Jayden Wiley, Emma Block, John Kenslow, Gus Ramseur, and Andy Stauffer.

I. PRELIMINARIES

Chair Terry Sanders called the meeting to order at 5:30 p.m. John Kenslow motioned to approve the minutes of the April 7, 2026, meeting, seconded by Greg Collins.

II. PUBLIC HEARING

A. Conditional Use Permit – 212 Worcester Street

Amy Garrison and Gabriel Garrison, 8302 CR 1740, spoke in support of the conditional use permit for the residential property to operate a midwifery practice. She stated she is seeking a home-like setting for patient visits and occasional births due to limited commercial property options. She discussed minimal medical waste and compliance with Missouri DNR regulations, noting waste would be properly disposed. Amy stated traffic and parking impacts would be low, with approximately one client per hour a few days per week. She also noted there would be no signage and that improvements would be made to the property's appearance.

Kathy Bower, 112 Worcester, spoke in opposition, stating she would like the neighborhood to remain residential. While supportive of the conditional use process in general, she expressed concern about commercial-type businesses encroaching further into the neighborhood and impacting nearby residential properties.

B. Conditional Use Permit – 419 Farrell Street

Gary Hawk 419 Farrell St., spoke in support of the conditional use permit for a residential recovery facility using a Christian-based program for alcohol and drug rehabilitation. He stated the operation would initially be located in his home with no signage and noted interior improvements, including a chapel. He discussed possible future expansion, including an exterior chapel tent and the potential purchase of a neighboring property to provide additional space for housing and volunteers, noting 3-30 individuals on the property at one time.

Hannah Salvesen, 421 Farrell Street, spoke in opposition to the request stating that facilities serving individuals recovering from trauma, addiction, or incarceration are important but expressed concern about locating them within residential neighborhoods. Concerns included client privacy, neighborhood safety, and the potential need for police response during mental health or PTSD-related incidents. She stated such facilities should work closely with the

city and be mindful of surrounding residential areas.

Scott Salvesen, 421 Farrell Street, a therapist specializing in addiction and trauma at a residential treatment center, spoke neutrally of the request, citing concerns about the proposed facility. He discussed the sensitive nature of recovery and expressed concerns about client safety, traffic increases, neighborhood children, and staff preparedness to manage residents. Scott stated he couldn't make a judgment on the permit but was speaking from his professional experience.

Katrina Tune, 425 Farrell Street, spoke in opposition, stating she did not believe the proposed location was appropriate for a treatment facility.

Rob Tune, 425 Farrell Street, spoke in opposition, suggesting the applicant consider purchasing property in the county rather than expanding within the neighborhood.

III. ACTION ITEMS

A. Conditional Use Permit – 212 Worcester Street

Building Official Dustin Harrison stated letters were mailed to property owners within 185 feet. John Kenslow acknowledged concerns about commercial encroachment but noted the proposal could improve the existing structure. Jayden Wiley stated the project would provide needed services and improve the property aesthetically. Emma Block stated questions from the previous meeting had been satisfactorily addressed. Emma Block motioned to approve, seconded by John Kenslow. Motion carried, 7-0.

B. Conditional Use Permit – 419 Farrell Street

Terry Sanders discussed the need for additional conditional use permits should the facility expand in the future, and inquired about licensing and separation of minors and adults in treatment facilities. John Kenslow inquired about counselors, volunteers, and staff as well as unknown neighborhood impacts. Andy Stauffer motioned to recommend denial of the permit, seconded by John Kenslow. Permit request failed, 7-0.

IV. ADJOURN

The meeting was adjourned at 6:22 p.m.