

GREENE COUNTY COMMISSION



HAROLD BENGSCHE
COMMISSIONER 1ST DISTRICT

BOB CIRTIN
PRESIDING COMMISSIONER

LINCOLN P. HOUGH
COMMISSIONER 2ND DISTRICT

Monday, July 03, 2017

9:30 a.m.

Historic Courthouse Room 212

940 N Boonville, Springfield, MO

Upon roll call the following Commissioners were present: Commissioners Bob Cirtin, Harold Bengsch, and Lincoln Hough. Absent: None.

Commissioner Cirtin called the session to order. Commissioner Bengsch led the Pledge of Allegiance and prayer.

Chamber Economic Development Update

None.

Missouri Job Center Update

None.

Missouri Extension Office Report

Kelly McGowen updated the commission that the extension has been involved with a large school grant through the USDA it helps incorporate fresh local food into the Springfield Schools the grant has been renewed and will continue. Left a copy of the newsletter with the Commission and went over some bullet points in the letter.

Top Branch Awards Presented

Greene County's employee recognition program, the Top Branch Awards, were given to Carole Kidwell, Office of Emergency Management, Dave Dunn Building Operations and Rhonda Sneed Treasurers Office.

Department Head Updates:

Chris Coulter-County Administrator

Unite Way Day of Caring went well. 07/15 Watershed Gala event, if anyone is needing tickets Mr. Coulter would be able to get them tickets.

Jeff Scott-Budget Officer

Informed the Commission that on 06/23 Tina Phillips had a meeting with HR and the Sheriff's office in regards to the JAG audit the audit came back clean with no issues. Budget office should have the sales tax numbers soon. Lease for the Cox Tower should be available by Thursday 07/06. Has plans to meet with the Commission in regards to the Temporary jail. 07/10 Litigation review with Council and should be available for review the following day. 07/11 Great Game Huddle will present current budget constraints. 07/12 there will be an all budget review. 07/13 there will be a budget training for all office heads and directors.

Rick Artman-Highway Director

Updated the Commission on The Maintenance Crews involvement in activated around the community. District 1 highlights crews are working on a road widening project on FR 124, west of Rte F and FR 11. Brush crew responded to multiple wind storms this month, clearing roads of downed trees. District 2 crew the county wide crew started machine paving with cold mix. Crew has filled soft spots at several locations. Maintenance crew is working on shoulder widening Asphalt Overlay. Special Projects Crew is working on removing asphalt from the bridge deck on bridge located on fr 80 west of rte f. Please see attachment for other specifics.

Mike Dixon- Office of Emergency Management

Passed out handout with updates. Informed Commission of the FEMA update sent a request for a relook for possible disaster zone reconsideration.

Kevin Barnes-Resource Management

Mr. Barnes updated the Commission on the judicial project. Still waiting for the jury chairs to come in very close to completion. There have lots of compression replacements for air conditioners since it is starting to get hot out. Replacing some boilers to ready for winter. General Services has received a new mail machine after 19 years. The Hood property has been demolished. In code compliance world a property on Golden has been demolished.

Matt Forir- County Geologist

Not Present.

Dave O'Dell-Building Regulations

Mr. O'Dell informed the Commission that in June there were 30 Single Family dwelling construction permits which makes the total 188 YTD. This is down 18% from last year mostly because builders are unable to find workers to help. YTD total for Construction is \$42,286,174.13. Handout was included.

Kent Morris-Planning and Zoning

Mr. Morris shared with the Commission that there were 2 preliminary plats in June which brings the YTD total 7. Number of lots for June was 15 YTD total is 75. Cases approved by the board is 25, and 28 cases have been approved by Commission.

Commissioner Cirtin introduced the parameters of presenting Planning and Zoning requests to the Planning and Zoning Board and the Greene County Commission. Explains to the crowd how to direct their comments to the commission only and everyone will get a chance to speak. Commissioner Cirtin explains the time frames of the speakers.

Old Business

1. Request Rezoning, Planning Board Case Number 1948, Rogersville Land Holdings, LLC, c/o Brad King of King Built Properties, LLC applicants.

Mr. Morris gives back information on this case to the Commission. Reminds the commission that this matter was tabled last session. Planning board did recommend approval. Explained that there a letter that came from the city of Springfield in regards to this property. Commissioner Hough asks Mr. Morris if the letter is enclosed in the packet they received. Mr. Morris explained it is included. Mr. Morris summarizes the letter received by the city for the Commission.

Brad King speaks favor of this case. Mr. King informs the Commission that the last meeting he attended that there were questions about roadway alignment and have since addressed and changed the issues that were at the last meeting. Commissioner Hough seeks clarity for some of the information that was provided to the Commission. Mr. King goes on to explain they are working through reservation from the city that they want things to be done correctly. No other people present for in favor. No one present for opposition. Commissioner Cirtin turns it over to the Commission for discussion. Commissioner Bengsch speaks in regards to the cities letter

and how the city is not onboard unless certain things and criteria are met and he finds that to be problematic. Commissioner Hough explains he would be more on board with this project if the city was on board but since the city is not Mr. King needs to have those issues addressed. Commissioner Cirtin explains at this time the commission can deny this and Mr. King could come back or it can be tabled. Discussion from Mr. King ensued about what he's doing to remedy the issue. Commissioner Hough asks Mr. Morris what options the County has in regards to this. Mr. Morris explains options that the Commission have. Further discussion between applicants and The Commission. Commissioner Bengsch makes a motion that there is a conditional approval with the conditions that the planning board recommended and also that the applicant must come back with a final plan before approval and that it will come directly to the Commission on August the 7th. 2nd by Lincoln Hough. Unanimously passed. AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

New Business

1. Request Rezoning, Planning Board Case Number 1943, B&B Rental and Real Estate, c/o Brad King , Richard Walters and Mike Stalzer, applicants,

Mr. Morris explains to the Commission the details of the request. On June 20th the planning board voted 5-2 to deny the request.

Brad King speaks favor of this case. Mr. King explains his vision to the commission for the development of the property. Mr. King speaks about Suburban Mix and a model of housing called the big house model, went on to explain exactly what that would entail. Explained that the model has received Golden Nugget Awards. Mr. King speaks about some of the reasons for opposition.

Commissioner Cirtin asks Mr. King some questions about amount of housing that can be put on the property.

Richard Walters's speaks in favor of the request. Goes on to explain his reasoning to the Commission.

Dane Syler spoke in favor of this request, explains to the commission about the traffic that would be generated from this project and how it would affect community.

No others spoke in support of this application.

Commissioner Cirtin asks if anyone would like to speak in opposition to this application. Reminds the crowd that the first speaker will receive 5 minutes to speak and everyone else will receive 3 minutes.

People to speak in opposition: Gary Smithe, John Bells, Bill Welsh, Martha Smithe, Phillip Barton, Frankie Stephens, Austin Barret, Wayne Bond and Janice Bond.

Some of the common themes among the speakers were that the idea of this sort of property doesn't fit geographically and is more suited for an urban development. Buffering issues. School crowding and the safety of current children getting to and from the school. Traffic issues including congestion and blind spot issues as well as speeding. Sewage and Flooding problems. Damage to the River Bluff Cave.

No others spoke in opposition of this application.

Commission Cirtin asks Highway director Rick Artman to speak on the traffic issues of anything that might be of importance. Commissioner Cirtin also wishes Mr. Kevin Barnes to speak afterwards in regards to the flooding problems. Rick Artman says he agrees with the residents, there was an in house traffic study done and the average speed was 43 mph 85th percentile speed were traveling 49 mph. Mr. Artman says there is absolutely a speeding issue in this area. Traffic counts came back right under 1500 people. Mr. Artman informed the Commission of other similar roadways in the area and what their traffic count is. Mr. Barnes speaks next in regards to the floodplain area. Mr. Barnes reminds the Commission that this is a zoning issue and nothing else. Greene County has worked on flood plain issues in the area.

Commissioner Cirtin asks the fellow Commissioners if they have any questions for any of the speakers who have spoken today. Neither Commissioner Bengsch nor Hough had any questions. Commissioner Cirtin turns it over to the Commissioners for discussion. Commissioner Harold Bengsch explains that after listening he is troubled by how the current proposal could be worse than the next. Bengsch goes on to say he isn't saying this proposal is a good one however. Commissioner Cirtin points out that this is only a plan and no guarantee if approved the developer would even go on to build this plan. Discussion between Bengsch and Cirtin ensued, Commissioner Lincoln Hough made a statement he is not comfortable moving forward with this plan and makes a motion to deny planning board case #1943. Commissioner Bengsch seconds. Unanimously passed. AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

2. Request Rezoning, Planning Board Case Number 1973, David Fuller and Mary Fuller, applicants.

R1 to a R2. 4525 S Walnut Hill in Springfield. Applicants would like to have separate living quarters and have it turned into a duplex. The applicants would like to have separate meters and two mailboxes etc. planning board recommended to deny this request on 06/20.

No one spoke in support of this application.

No one spoke in opposition of this application.

Commissioner Bengsch makes motion for denial. Commissioner Hough seconds. Unanimously passed. AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

3. Request Rezoning, Planning Board Case Number 1974, Treadwell Enterprises, Inc c/o Castaway Animals Rescue Effort Inc, Carl Woodland, applicants
Applicants want to add pet services in the Sub Area A. Applicants want to be able to coordinate adoptions, and allow for pet related services. Planning board on 06/20 recommended to approve with 2 conditions.

Billy Gibbens speaks in favor of this application. He is the architect on this project. Mr. Gibbens goes on to explain more in depth about the actual facility and how they plan to use the building. They have recently had an open house that was open to the public.

No one spoke in opposition.

Commissioner Bengsch makes motion to approve. Commissioner Hough seconds. Unanimously passed. AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

4. Request Rezoning, Planning Board Case Number 1976, David R. Pavlin Tr. c/o Plan-3 Steve Stinnett, applicants.

This property will eventually be living for assisted living and senior living. It was recommended on 06/20 by the planning board to approve.

Steve Stinnett speaks in favor of this application.

No one spoke in opposition.

Commissioner Cirtin makes motion for approval. Commissioner Hough seconds. Unanimously passed. AYE: Cirtin, Bengsch, and Hough. Nay: None. Abstain: None. Absent: None

Adjourned 11:36 a.m.

