



P.O Box 370
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MINUTES

The Work Session of the
Planning and Zoning Commission,
And Board of Aldermen
City of Kimberling City, Missouri
August 13, 2021
Called to order 5:02 pm by Mayor Robert E. Fritz

This meeting was held with a virtual option:

<https://us02web.zoom.us/j/88905666359?pwd=WGR0M2hrWEJZcXptQXUzNDMzdIEvQT09>

Meeting ID: 889 0566 6359

Passcode: 008443

Acknowledgement of quorum:

Planning & Zoning Commission:

Stephen Babbit- Present
James Pietz- Present
Jason Hulliung- Present
Steven Vandersteen- Present
Gayla Coonrod- Present
Bob McConnell- Absent
John Heise- Absent
Gary Fultz- Absent
Chris Rickard- Absent

Board of Aldermen:

Alderman Virgil Moore: Present- Present
Alderman Michele Stump: Present
Alderman Christian Martin: Present
Alderman Dan Jacobs: Present

Also Present:

Jerry Harman (City Administrator), Laura Cather (City Clerk), Bob Fritz (Mayor), Sara Fennema (Deputy City Clerk), Jason Ray (SMCOG), Aishwarya Shrestha (SMCOG), Andy Murphy, Leah Baughman, Marcel Glynn (virtual), Jim Podwinski (virtual)

Unfinished Business:

City Rezoning Project:

City Administrator Harman presented the Planning & Zoning Commission, and the Board of Aldermen with updates to the City Rezoning Project. SMCOG held two public outreach meetings to get public recommendations on the zoning changes. The outcome of those meetings was that citizens did not want changes to the zoning maps. Because of this, changes to the first draft of the zoning maps were made. At this time only one residential parcel is proposed to be changed to commercial property. This



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property is being used as a commercial space already. Mr. Harman also discussed the presentation that SMOG gave at the public outreach meetings so the Boards could hear exactly what citizens heard at each meeting.

Before the public outreach meetings Planning & Zoning, and the Board of Aldermen had approved the North and South mapping changes along with the code changes. After that approval we found changes that needed to be done to the South Kimberling zoning map. At this time, the city will propose that the Board of Aldermen rescind the zoning maps, and then readopt the zoning maps at one time after a public hearing has been held.

North Kimberling City: No changes from the previous recommendations.

Central Kimberling City:

Proposed changes are

Adding Lakefront Overlay to the Church Drive area

Changing Church properties C1 zoning

Changing the library and the parcels dedicated to the Hilltop Park C1 zoning

Changing properties near the Schooner Creek area to C1 Neighborhood Commercial instead of C2 General Commercial

Changing the Masonic Lodge C1 zoning

Changing the library/ American legion to C1 zoning

Changing City Hall to C1 zoning

Adding Lakefront Overlay to the resort area by Lake Road

Change south side bass ave to C1

Changing parcels down Kimberling blvd from the catholic church down to behind outdoor rooms by design C1.

Bass Ave: Jason Hulliung stated that most of the parcels along Bass Ave. are already being used for boat storage, or repair. Parcels that are proposed C1 should be kept C2 since they already have C2 use.

Mr. Hulliung also stated that the storage facilities along Kimberling Blvd. should stay a C2 use since they are already being used for storage.

South Kimberling City:

Proposed changes are

Change parcels on sunset to R2

Parcel behind lakeside computers that are used for boat storage now, change to C2.

Changes will be made to the map and brought back to the Planning & Zoning Committee to review at the August 23rd regular meeting. If Planning & Zoning approves the changes at that meeting, they will recommend moving forward to a public hearing.



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City Administrator Update:

City Administrator Harman updated Planning & Zoning on city financials. This year the city is up 20% on sales tax from last year. ARPA funds \$460,000 over this year and next year. Applications have been sent out to government agencies and funds will be released. This money can be used for wastewater, infrastructure, items directly related to COVID, and we are checking to see if funds can be used for streets. The city will be requesting that the 2% sales tax allocated to the sewer fund be moved to the general fund with the ARPA funds going to wastewater.

Jason Hulliung made a motion to adjourn the meeting at 5:45pm
Motion was seconded by James Pietz. Discussion followed (none).
Motion Passed.

Meeting Adjourned: 5:45pm

Attest:

James Pietz, Secretary

Approved:

Jason Hulliung, Chair