PLANNING AND ZONING

Tuesday, November 10, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at **Rolla City Hall, 901 North Elm Street, Rolla, MO 65401** in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields.

1. **CALL TO ORDER:**
2. **APPROVE MINUTES:**
   Consider approval of minutes from October 20, 2026
3. **REPORT ON RECENT CITY COUNCIL ACTIONS:**
4. **PUBLIC HEARING:**
5. **NEW BUSINESS:**
6. **OLD BUSINESS:**
7. **OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
   a. **Discussion regarding potential changes to Article III, Division 5, Signage.**
8. **CITIZEN COMMENTS:**
9. **NEXT MEETING DATE:**

Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Agenda published on 11/06/2026 at 10:12 AM

PLANNING AND ZONING

Minutes

Tuesday, October 20, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at **Rolla City Hall, 901 North Elm Street, Rolla, MO 65401** in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields.

1. **CALL TO ORDER:**

Minutes:

- **Presiding:** Russell Schmidt
- **Commission Members in Attendance:** Nathan Chirban, Monty Jordan, Janece Martin and Don Morris
- **Commission Members Absent:** Steve Davis, Elissa Jennison, Drew McCluskey and Monte Shields
- **Department Directors and Other City Officials in Attendance:** Community Development Director Dawn Bell, Public Works Director Darin Pryor, City Planner Tom Coots and Community Development Specialist Cindy Brown.

Chairperson Schmidt called the meeting to order at approximately 5:30 pm.

2. **APPROVE MINUTES:**

Minutes:
A motion was made by Martin and seconded by Jordan to approve the minutes as written. The minutes were approved unanimously by voice vote.

3. **REPORT ON RECENT CITY COUNCIL ACTIONS:**
4. **PUBLIC HEARING:**
   a. **Map Amendment to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district**

Minutes:
Chairperson Schmidt opened the public hearing at 5:31 pm.
Community Development Director Dawn Bell presents the staff report.
A discussion was had regarding buffers and connector roads.
Chairperson Schmidt asks for citizen comments.
Robert Caldwell residing at 1008 Vista Drive shared that he opposes the rezoning. He is concerned with additional traffic and does not feel we should

rezone this property before all of the questions regarding the new road have been addressed. He is concerned the road would bring a lot of traffic to the neighborhood along with construction vehicles and noise. He is opposed to the existing neighbors having to sacrifice their safety, privacy and quality of life.
Tom Elrod residing at 1203 Vista Drive shared he is concerned about opening Vista Drive and Bluebird Lane to through traffic, he would prefer the frontage road in front of Highway Patrol be the main road through the neighborhood. He also opposes the use of residential land for construction staging and would like to know what buffers will be in place.
Chad Robertson residing at 998 Vista Drive shared he would like to see multiple plans for this area before rezoning the property. He would also like to know what kind of protection there is for property owners and renters as he believes this will lower their property value.
Elaine Grover residing at 1203 Vista shared the survey for the comprehensive plan showed Rolla residents had concerns for traffic safety of pedestrians and cyclist due to traffic speeds, volume and cut-through traffic. She also pointed out that the Comprehensive Plan states it is a policy guide to decisions about physical development of the city, not a regulatory ordinance. She stated that you want residents to feel like they are heard by City Officials.
Charlotte Ekker Wiggins residing at 1001 Bluebird Lane shared she is concerned if the developer used explosives that it would do damage to the thirteen piers supporting her home. She doesn't feel we have enough information on the topography and roads to make a decision at this time and this is why she opposes the rezoning.
Becky Gordon residing at 813 Bray Avenue shared she is concerned with noise and traffic, specifically on 10th Street. She would also like to see a buffer on the south side of highway 44.
A discussion was had regarding the future Outer Road and 10th Street overpass and the developer using their residential lot to the north for land disturbance activities and supporting infrastructure.
Mike Tummons residing at 1004 Vista Drive shared he would like to know if the Highway Patrol is clear on the Outer Rd being built, and why the staging area is going to be on a separate piece of land.
Charlotte Ekker Wiggins residing at 1001 Bluebird Lane questioned the development of the 10th Street overpass and the developer expecting this to go in.
Elaine Grover residing at 1203 Vista Drive read a portion of the developers letter and is concerned there will be a major disruption to the neighborhood if this development is allowed. She is also concerned that Vista drive may be connected to the Outer Road once it is built.
The public hearing was closed at 6:51 pm.
A motion was made by Martin and seconded by Jordan to recommend that City Council approves the Map Amendment to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district. A roll call vote showed the following. **Ayes:** Chirban, Jordan, Martin and Morris. **Nays:** None. **Absent:** Davis, Jennison, McCluskey and Shields. The motion passes.

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5. **NEW BUSINESS:**
6. **OLD BUSINESS:**
7. **OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
8. **CITIZEN COMMENTS:**
9. **NEXT MEETING DATE:**

Minutes:
With no further business, the meeting was adjourned at 6:53 pm.

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Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Minutes published on 11/03/2026 at 10:46 AM