

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

November 13, 2025

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Secretary Rob Scarborough called the meeting to order at 7:00 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, Rob Scarborough, Terry Hall, Deb Dotson and Mayor Damien Boley. John Chevalier and Billy Muessig were absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The October 14, 2025, Regular Session Meeting Minutes were moved for approval by HALL, Seconded by ALDERMAN WILSON.

Ayes 3, Noes 0, Abstain 2 (Scarborough and Dotson). Motion carried.

3. STAFF REPORT

HENDRIX reported:

The new road at Fairview Crossing is getting ready to be installed.

Clay Creek Meadows is making progress.

Lakeside Farms located south of the Wildflower subdivision is anticipated to be on our December agenda for a preliminary plat review. Some of the utilities have been redesigned.

4. PUBLIC HEARING – REZONING A PORTION OF 13616 N. VIRGINIA FROM A-1 TO A-R

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED REZONING TO ALLOW A SINGLE-PHASE FINAL PLAT**

Public hearing opened.

Art Dobbins 13550 N Virginia Ave —Stated that he lives south of this property. Asked what the difference is between the A-1 and A-R zoning.

HENDRIX stated that the primary difference is the uses allowed. A-R has more restrictive uses. You can do less on it. A-R is titled Agricultural Residential. It has to be A-R if it's less than 10 acres. They had to downzone that 3-acre parcel to A-R. If the rezoning of the 3-acre parcel gets approved, the subdivision can be heard tonight as well. Submitted in the packet is the staff report that covers all of the relevant rezoning elements. Also provided is a draft Findings of Fact and Conclusions of Law that are based upon that.

Public hearing closed.

5. REZONING A PORTION OF 13616 N. VIRGINIA FROM A-1 TO A-R

- **THE COMMISSION SHALL DISCUSS THE PROPOSED FINDINGS OF FACT (INCLUDES FINAL ORDINANCE) AND MAKE ITS RECOMMENDATION TO THE BOARD OF ALDERMEN**

MAYOR BOLEY motioned to approve the Rezoning of a portion of 13616 N Virginia from A-1 to A-R. Seconded by ALDERMAN WILSON.

Discussion: None

THE VOTE: MAYOR BOLEY-AYE, HALL-AYE, DOTSON-AYE, ALDERMAN WILSON-AYE, SCARBOROUGH-AYE.

AYES-5, NOES-0. MOTION PASSED

6. PUBLIC HEARING – UMHOLTZ HOMESTEAD FINAL PLAT – 2 LOTS

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED FINAL PLAT**

Public hearing opened.

HENDRIX stated that the Staff Report and plat has been provided in the packet.

No Public Comment.

Public hearing closed.

7. UMHOLTZ HOMESTEAD FINAL PLAT – 2 LOTS

- **APPLICANT SEEKS TO CREATE ONE ADDITIONAL LOT OF 3 ACRES OUT OF HIS 19.99 ACRE LOT, SUBJECT TO THE REZONING OF THIS LOT TO A-R.**

MAYOR BOLEY motioned to approve the Umholtz Homestead Final Plat – 2 lots. Seconded by HALL.

Discussion: None

THE VOTE: ALDERMAN WILSON -AYE, SCARBOROUGH -AYE, DOTSON-AYE, HALL-AYE, MAYOR BOLEY-AYE.

AYES-5, NOES-0. MOTION PASSED

8. SITE PLAN REVIEW – ADDITION TO MAJOR LUMBER BUILDING AT 203 E MEADOW

- **APPLICANT SEEKS TO MAKE AN ADDITION TO THE EAST PORTION OF THE EXISTING OFFICE BUILDING USING DIFFERENT MATERIALS THAN THE EXISTING BUILDING.**

MAYOR BOLEY motioned to approve the Site Plan Review for the Addition to the Major Lumber Building at 203 E Meadow. Seconded by ALDERMAN WILSON.

Discussion: None

THE VOTE: DOTSON -AYE, SCARBOROUGH-AYE, ALDERMAN WILSON-AYE, MAYOR BOLEY -AYE, HALL-AYE.

AYES-5, NOES-0. MOTION PASSED

10. ADJOURN

MAYOR BOLEY made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

SECRETARY SCARBOROUGH declared the session adjourned at 7:09 p.m.