Memo

To: Mayor and City Council

Fr: Shellby L. Hendee, CEcD

Dt: November 8, 2010

Re: Development Director's Report

1. Planning and Zoning

a. Met Nov. 8th (following this writing…I will have recommendations)

b. Continued review of sign regulations considering "content neutral" language and number of signs permitted in residential zones. Examining US Supreme Court and Missouri Circuit Court rulings balancing First Amendment free speech issues with government's legitimate need to manage "ugliness, visual blight and clutter…safety and traffic hazards." We have engaged a consulting attorney to facilitate the matter.

c. Continue Public Hearing for conditional uses. We surveyed Missouri communities and will consider their uses by district as well. Plan to use matrix (chart) to provide information as well as listing conditional uses in each district section.

d. Public Hearing, zoning change, R-2 to C-2, 1019 N. Pine, Julie Evans. Vacant lot across from mobile home park and church off rear yard.

e. Public Hearing, zoning change, R-4 to C-2, 718 E. Grand, Ross Worth. Zoned for mobile home use, although commercial building has been there for decades.

f. Public Hearing to consider definition for "field crops". Also considering measures to assist in runoff management for such crops.

g. Public Hearing to add "storage" to the list of uses permitted in commercial zones.

h. Discussion on City's regulation that sidewalks must be constructed within two years of lot purchase from developer. Concern that sidewalk would be damaged by construction activity vs. desire of neighborhood to have continuous walkway.

2. Tourism Commission

Orientation meeting held November 9th with the five prospective members prior to nomination to Council for appointment. I will have a summary of that meeting.