



Planning & Zoning Commission Meeting Agenda

September 9, 2026, 6:00 pm

Council Chambers, City Hall, 201 S. Franklin St.

Online viewing location:

<https://www.youtube.com/user/KirksvilleCity>

Call Meeting to Order

Roll Call

Order of the Agenda:

Staff Report of additions or changes

Motion (and Second) to approve the order of the agenda

Vote – Ayes / Nays / Abstain

Minutes:

[Minutes of the regular meeting on August 12, 2026](#)

Motion (and Second) to approve minutes

Chair asks for corrections

Vote – Ayes / Nays / Abstain

[Notes of the study session on August 12, 2026](#)

No action required

Old Business:

None

New Business:

1. **Public Hearing** – An application to rezone the vacant lot located in the 700 Block of West Gardner Street, Parcel ID 13-02.0-04-003-22-02.000000, from R-3, Multifamily Residential District, to C-1, Local Business District.
 - a. Chair Declares Public Hearing Open

- b. [Staff Report](#)
 - i. [Rezone Application](#)
 - ii. [1975 Existing Use Map](#)
 - iii. [GIS Map](#)
 - iv. [Warranty Deed](#)
 - c. Public Input
 - i. In Favor
 - ii. Opposed
 - d. Chair Declares Public Hearing Closed
- 2. Rezone** – A request to rezone the vacant lot located in the 700 Block of West Gardner Street, Parcel ID 13-02.0-04-003-22-02.000000, Lot 3 of Block 3 of Rice's Summit Addition to the City of Kirksville, Missouri, from R-3, Multifamily Residential District, to C-1, Local Business District.
- a. Recommended Motion – To recommend City Council approve a request to rezone Lot 3 of Block 3 of Rice's Summit Addition to the City of Kirksville, Missouri, from R-3, Multifamily Residential District, to C-1, Local Business District.
 - b. Staff Report
 - i. Rezone Application
 - ii. Existing Use Map
 - iii. GIS Map
 - iv. Warranty Deed
 - v. [Lot Combination Plat](#)
 - c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call
- 3. Major Subdivision** – The proposed final plat for Shandy Farms, Plat No. 1 of the City of Kirksville, Missouri.
- a. Recommended Motion – To recommend City Council approve the final plat for Shandy Farms, Plat No. 1 of the City of Kirksville, Missouri.
 - b. [Staff Report](#)
 - i. [Preliminary Plat](#) approved June 24, 2026
 - ii. [Final Plat](#) for approval
 - iii. [GIS Map](#)
 - iv. [Agreement to Install Improvements](#)
 - c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call
- 4. Conflict of Interest Review** – Review Ordinance #12747 regarding the procedures for disclosing potential conflicts of interest and substantial interests for certain municipal officials.
- a. [Staff Report](#)
 - i. [Ordinance 12747](#)

- b. Commission Discussion
- c. Citizen Questions/Input

Staff Comments:

Public Hearing and Special Meeting regarding Data Center Zoning Amendments

- a. Wednesday, September 16, 2026, at 6:00 pm - Truman State University, Baldwin Hall 102, 100 E. Normal Ave.

Citizen Participation

(Time Limit of Five Minutes) Citizen participation is for suggestions and comments on items affecting the Planning & Zoning Commission and the City, but are not on the agenda. Action by the Commission other than acknowledgment is not expected at the same meeting. Citizens may address the Commission on topics which are part of the regular agenda when these items are discussed by the Commission. Citizens must add their signature to the Citizen Participation Sign-In Sheet and announce their name before they begin speaking. The Commission does like to follow up with citizens and request citizens willing to leave a form of contact.

Adjournment

Motion (and Second) to adjourn

Vote – Ayes / Nays / Abstain

Notice of Nondiscrimination:

All persons within the City of Kirksville are free and equal and shall be entitled to the following equal use and enjoyment within the city at any place of public accommodation without discrimination or segregation on account of age, ancestry, color, disability, gender, gender identity, marital status, national origin, race, religion, sexual orientation or on any other basis that would be in violation of any applicable federal, state, or local law.

Notice of Disability Accommodations:

Any person with a disability desiring reasonable accommodation to attend this meeting may contact the City Clerk at 660.627.1225 to make such arrangements.