

City of Rogersville
211 E Center Street
Board of Aldermen Minutes
May 18, 2026

Present: Mayor Cole, Alderman Jeff Lee, Alderman Tim Clarkson, Alderman Stucki, Alderman Pyle (6:34 pm), Attorney Krebs, Administrator Chad Bybee, and City Clerk Glenda Stegner.

Meeting called to order at 6:00 p.m. by Mayor Cole

Motion to open meeting: By Alderman Pyle, seconded by Alderman Stucki, and passed by vote:

Alderman Stucki-	Aye
Alderman Pyle	Absent
Alderman Clarkson-	Aye
Alderman Lee-	Aye

Doctor Pyle will be late to the meeting.

Amend agenda to add an appointment to Planning and Zoning board representative of Alderman Clarkson.

Motion to approve appointment: By Alderman Lee, seconded by Alderman Stucki, and passed by vote:

Alderman Stucki-	Aye
Alderman Pyle	Absent
Alderman Clarkson-	Aye
Alderman Lee-	Aye

Motion to approve minutes with noted changes for May 4, 2026: By Alderman Clarkson, seconded by Alderman Lee, and passed by vote:

Alderman Stucki-	Aye
Alderman Pyle-	Absent
Alderman Clarkson-	Aye
Alderman Lee-	Aye

Motion to approve closed session with noted changes minutes May 4, 2026: By Alderman Clarkson, seconded by Alderman Lee, and passed by vote:

Alderman Stucki-	Aye
Alderman Pyle-	Absent
Alderman Clarkson-	Aye
Alderman Lee-	Aye

Accounts Payable:

After careful consideration, questions, and review by the Board of Alderman:

05/18/2026

Motion to approve GF accounts payable in the amount of \$55,857.52, WS accounts payable in the amount of \$7,078.78, and park for \$8964.36 totaling \$71,900.66: By Alderman Stucki, seconded by Alderman Clarkson, and passed by vote:

Alderman Pyle-	Absent
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

Community Input

14 citizens present

Nichole Hampton, Sawyer Creek HOA

Ms. Hampton spoke in opposition of adding more apartments at Logan Estates due to the comprehensive plan being close to 30% already. She talked intentional growth that would be good for the community, the density of housing, traffic, and safety of increasing the flow by around 200 cars.

Alderman Pyle came in during Ms. Websters discussion at 6:34 pm.

Crystal Webster, Morelock Builders, Logan Estates 6th Addition

Ms. Webster brought a presentation discussing the rezone proposal of C-1 verses R-3. Morelock is invested heavily in Rogersville as it is one of the fastest growing cities in Missouri. Morelock has tried to market the property for commercial for over 6 years with no return. Rogersville's retail rental spaces are renting for less per square foot then other Cities. Their retail strip mail is still not completely full. R-3 would have less impact than commercial traffic and density. Property tax paid on an empty lot is not good for the city. A multi-family unit would bring in more property taxes and help city, schools, and fire department. Retail will not come to town without roof tops and keeping local young people in the area with affordable housing helps with growth. They will spend their money here if they live here. Census Bureau references and other demographics were discussed along with the comprehensive plan.

Bryan Wade, Attorney for Morelock Builders

Mr. Wade discussed the factors that would be looked at in court.

1. Character of property.
2. Compatibility of property.
3. Change of Condition
4. Economic Development
5. Traffic patterns
6. And Comprehensive Plan.

He also discussed a potential conflict of interest with the chair person of planning and zoning having an influence and impact that could be a financial gain to her and her husband's company. On November 25 she participated in a conversation on zoning and then applied for the same type of zoning for her property.

December 15 planning and zoning she had a competing issue and still asked that the issue be continued to the next meeting so other planning and zoning members could hear the conversation. Then one of the planning and zoning members came before the Board of Alderman and spoke about his opposition to the proposed apartments and didn't hear Morelock's proposal, then Morelock's zoning didn't pass.

Wayne Morelock, Morelock Builders

After the Board of Alderman denied the R-3 zoning, Mr. Osenniy asked if Mr. Morelock would sale him the property.

Tatyana Osenniy

Ms. Osenniy spoke about not being in conflict of interest as the chair person of Planning and Zoning. She doesn't have a vote as chair unless there is a tie to break. She talked of density and R-3 housing being at 30 % of the comprehensive plan and is over utilized, R2-Z is not the same and is not as dense and R-3 housing and less utilized in the comprehensive plan.

The November meeting was not a conflict of interest for the R2-Z subdivision she did not vote. Administrator Bybee was asked if she voted, and he said there was no tie to brake and therefore did not vote in the November meeting.

Planning and Zoning,

Tatyana Osenniy, Chair person

The May 12 meeting C-2 zoning was discussed. An annex "C" zoning was past for property East of updating of the comprehensive plan.

Administrative Report

1. Stripping was postponed due to weather conditions.
2. Right of Way easements are being worked for Mooney Street
3. Chip and seal a long Center Street will need to be looked at by the company that put it down.
4. Sidewalks where pored and completed by Front Street and Mill Street
5. David Lane was paved and looks good.
6. Mowing complaints are being issued for tall grass.
7. Street lights will be looked at along Hawthorn and Center.

Old Business

C-2 zoning discussion.

Discussion was postponed until next meeting.

Motion to postpone: By Alderman Lee, seconded by Alderman Stucki and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

New Business

Appointment of Alderman Clarkson to the Planning and Zoning Commission as Alderman Lee steps down.

Motion to approve appointment: By Alderman Pyle, seconded by Alderman Stucki and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

Appointment of Kyle Luder to planning and zoning commission:

Motion to approve appointment: By Alderman Clarkson, seconded by Alderman Stucki and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

Appointment of Mike Gannot to planning and zoning commission:

Motion to approve appointment: By Alderman Lee, seconded by Alderman Stucki and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

Re-appoint Kim VanDeutekom to the Board of Adjustments

Motion to approve re-appointment: By Alderman Pyle, second by Alderman Stucki and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

First and Second Reading of Bill Number 04062026A An ordinance to rezone certain property within the existing city limits of the City of Rogersville, Greene County Mo. (Morelock 8th addition)

Motion to approve first and second reading: By Alderman Pyle, seconded by Aldman Clarkson and passed by roll call vote after discussion:

Alderman Pyle talked of representing constituents and the commercial property setting empty. As we move forward rezoning, she does not want to see all the commercial property being eat by housing. When driving around the area, she does feel that R-3 zoning will fit that area and compatible with surrounding area. Alderman Pyle also discussed retaining Citizens with affordable housing.

Alderman Stucki discussed if the property where to develop as commercial, tax revenue would have more potential earnings then in R-3 housing. She hates to see this property go to R-3 because then it will not ever be available for commercial retail. Some of the neighbors in that area, do believe commercial fits better then R-3 and people need a place to work. There is already commercial next to the proposed sight, therefore commercial would be more cohesive in the area.

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Mayor Cole

Planning and zoning did approve the R-3 zoning and it is R-3 on the east side of the adjacent property. It has sat empty for around 6 years with no potential commercial in the near future. Across the street has not sold or developed either. Mayor Cole recommends the board approve this zoning due to those factors.

Alderman Pyle-	Aye
Alderman Stucki-	Nay
Alderman Clarkson	Aye
Alderman Lee-	Aye

Motion to adjourn: By Alderman Lee, seconded by Alderman Stucki, and passed by vote:

Alderman Pyle-	Aay
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

The Meeting adjourned at approximately 7:15 p.m.
Minutes submitted by Glenda Stegner.