

PLANNING AND ZONING COMMISSION MINUTES
PUBLIC HEARING FOR LANDSCAPE SCREENING ORDINANCE

February 2, 2021

Chairman Nelson called the meeting to order at 7:05 pm.

Present at roll call were: Commissioner Goodman, Commissioner Sims, Commissioner McClelland, Chairman Nelson, and Alderman Bradley.

Absent: Mayor West

Previous City Clerk Savanna Burton was also present.

APPROVAL OF AGENDA

Commissioner Goodman made a motion, seconded by Commissioner Sims to approve the agenda as posted. Motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Goodman, seconded by Commissioner Sims to approve the January 5, 2021 minutes. Motion passed unanimously.

OPEN FORUM

1. Bill Pollihan voiced his concerns regarding the possible new Firehouse at Hwy Z ad Foristell Rd. He would hope it would be comparable to the Firehouse at Hwy Z and Whisper Creek and would be large enough for future growth.
2. Announcement of County Commissioner Joe Brazil Meeting for the County at New Melle Sports and Rec March 4 to discuss County Projects.

OLD BUSINESS

1. Chairman Nelson asked the status of the Strategic Doing Project with UMSL.
A date will need to be set for the Community Involvement. City Clerk Marcia Gay will look into the specifics of the Project and contact UMSL for further instruction.

NEW BUSINESS

1. Chairman Nelson did the Reading of a **Public Hearing** for discussing the changes to Ordinance 405 Landscaping and Screening requirements.

Savanna Burton went over the changes to the Ordinance in reference to Residential and Commercial, also the changes that will apply to any new structure that requires a permit that may require the sight-proof fence. City will have to consider the type of business, the traffic pattern and whether a fence is necessary.

Joe Nusrala had questions regarding future annexation and adding a pavilion to The Quarry property. It was determined that the Ordinance can be reviewed on a case by case basis and a Variance can be considered for unusual circumstances.
Chairman Nelson stated this recommendation can protect the residences and the comprehensive plan for the City.

Diane Sudbrock questioned whether there should be distinction between C1, C2, and C3 properties. The cost for smaller businesses may be a financial burden. That being established Allen Hanner is zoned C2 and questioned if he should rezone. Chairman Nelson will examine all options before the changes to the Ordinance will be adopted.

It was noted in conversation that in order to have a Variance the City needs an Ordinance of established guidelines. This is not being intrusive but there has to be rules to protect both the residence and business from legal issues. Planning and Zoning will continue to review and revise the Ordinance.

No vote was taken to adopt the changes to the Ordinance at this time.

A motion to close the hearing was made by Commissioner Goodman, seconded by Commissioner McClelland. Motion passed unanimously.

BUILDING INSPECTION REPORT

1. Status Report – Two Addresses, Schutzen Street and Fiddlestick Ridge have been reviewed by the City Engineer and approved. The City is waiting for payment before submitting to the County.

REZONING REQUEST REPORT

N/A

CODE ENFORCEMENT ITEMS

N/A

ADJOURNMENT

A motion was made by Commissioner Goodman, seconded by Commissioner Sims to adjourn the meeting at 8:30 p.m. Motion passed unanimously.