

Planning and Zoning Commission
July 14th, 2020

At 6:00 p.m. Commissioner Cooper called the meeting to order under provisions of Chapter 400 of City Code and Chapter 89 Revised Statutes of Missouri.

Roll Call

John Cooper	Present
James Cross	Present
Gary Kramer	Present
Alan Mastin	Present
Chris Bunk	Present
Larry Heiner	Present
Tony Wessler	Present

Also present were J.T. Hardy, Dave Dawson and Robert Schaffer representing City staff.

Minutes

Minutes from the April 28th, 2020 regular meeting were presented for approval. Commissioner Wessler made a motion, seconded by Commissioner Heiner, to approve the minutes as presented. Motion carried unanimously.

Public Hearings

Commissioner Cooper opened the public hearing at 6:03 p.m. Pat Alexander, Village on the Green Apartments, is requesting a conditional use permit that would allow them to expand the apartment complex by 36 units. This property is located at 104 Mulligan Drive. The property is located in a R-2 zoning district

Janet Pingleton, 411 Smith Street, Sullivan, Missouri discussed her concerns with the current Village on the Green development and her concerns that more units would increase the problem. Mrs. Pingleton's concerns were with the location, odor, pests, and trash blowing into her yard from the existing trash dumpster on the site and she would like it relocated. She also stated that she felt additional units would worsen this problem.

Denise Yates, 1 Lake Meadow Drive, Sullivan, Missouri discussed her ongoing concerns with tenants of Village on the Green walking their dogs on her property and leaving feces on her lawn. She wants to see a fence along her property line. She felt additional tenants would worsen this problem.

Gilbert Kitchen, 1013 Roscoe Drive, Sullivan, Missouri discussed that the first 36 units constructed were okay but after the addition the next 24 units the

dumpster and trash has become a problem. He was also concerned about if the new development would overload the sewage system.

Pat Alexander representing Village on the Green explained to the residents in attendance that he would be constructing new water and sewer mains from main street to serve the new portion of he is requesting to build and would not add any additional load to the existing infrastructure.

Sandra Kitchen, 1013 Roscoe Drive, Sullivan, Missouri stated that the dumpster should be moved due to odor and cock roach infestations leaving the dumpster onto her property when tenants move out.

Rex Pingleton, 411 Smith Street, Sullivan, Missouri expressed his concerns with the dead trees in the existing buffer, people crossing from the development across his property, agreed with stated concerns on dumpster from those that spoke before him. He would like Mr. Alexander to build a fence along his property to keep people from walking across his property and it would block the flashing lights of police cars that he states frequently visits the development at all hours of the night when he is trying to sleep. He also would like the trash truck to not pick up the trash at 5 am. Mr. Alexander stated he would get the trash pickup time changed to later in the morning. Mr. Pingleton also had storm water concerns which Mr. Alexander explained would be mitigated due to enlarging the pipe entering Tank pond.

Eugene Farrow, 405 Smith Street, Sullivan, Missouri expressed his concerns with the thefts in the area stating that his shed has been broken into multiple times and he felt like it was tenants of the development. Mr. Alexander took exception to that conclusion as they have had multiple car break ins at the apartments.

Pat Alexander representing Village on the Green gave his personal cell phone number to the residents in attendance. He also stated he would look into what he might be able to do like fencing the dumpster. Add a temporary fence along Ms. Yates property to help remind his tenants of the boundaries. He also explained his new apartments would be geared to elderly people as they only have one bedroom.

Commissioner Cross made a motion at 6:33 p.m., seconded by Commissioner Heiner, to close the public hearing.

Subdivision Review

None

New Business

Consideration of Pat Alexander, Village on the Green Apartments, request for a conditional use permit that would allow them to expand the apartment complex by 36 units. This property is located at 104 Mulligan Drive. The property is located in a R-2 zoning district.

Commissioner Cross made a motion to approve the conditional use permit, seconded by Commissioner Wessler. The commissioners had significant discussion about conditions that could be applied and further questions of Mr. Alexander, Administrator Hardy explaining what kind of things could be regulated with conditional use, and questions about the developments density were answered by the engineering department. After all of the discussion Commissioner Heiner made a motion to table the conditional use permit consideration until a meeting on July 28th, seconded by commissioner Mastin. All commissioners voted in the affirmative with the exception of Commissioner Cross who voted nay.

Election of Officers

Commissioner Wessler made a motion to retain the current slate of officers, seconded by Commissioner Heiner. Carried unanimously. This will keep Commissioner Cooper as President and Commissioner Mastin as Secretary. Due to Commissioner Bunk replacing Commissioner Jones who was Vice President of the Board, Commissioner Heiner made a motion to elect Commissioner Kramer as Vice President, seconded by Commissioner Wessler, carried unanimously.

Old Business

City Administrator Hardy discussed the parcel of ground owned by the Sullivan C-2 School District in relation to upcoming recommendations for the comprehensive plan. He discussed the consideration to make this area Light Industrial instead of Residential as it is currently due to rail access and adjacent uses within the city limits. Commissioner Heiner made a motion to indicate the northern portion of this site as light industrial as discussed, seconded by Commissioner Wessler. Carried unanimously.

City Administrator Hardy discussed possibly modifying the exterior materials requirement for the Downtown Business Area from all four sides of the building to just the sides adjacent to public streets. This had been asked about during previous meetings. After some discussion a motion was made by Commissioner Cross, seconded by Commissioner Mastin, to make this change. The vote was Commissioner's Cross, Mastin, and Kramer all yes with Commissioner's Heiner, Wessler, Bunk, and Cooper voting no. So the requirement of all four sides will remain.

City Administrator Hardy further discussed the downtown business area and possibly adding a permit requirement for siding for enforcement of the allowed building materials. Motion made by Commissioner Cross, seconded by Commissioner Mastin, to accept recommendation to add an exterior construction permit for the Downtown Business Area only. All commissioners voted in the affirmative with the exception of Commissioner Heiner who voted nay. A public hearing will be scheduled at a later date.

Planning and Zoning Commission Forum

Commissioner Wessler was tasked with working with Mr. Alexander on the issues expressed by the residents to assist with setting conditions for the July 28th meeting.

Adjournment

With no further questions or comments, Commissioner Heiner made a motion, seconded by Commissioner Wessler to adjourn. The motion carried unanimously. At 8:13 p.m. the meeting was adjourned.