

Planning and Zoning Commission

August 8, 2017

At 7:00 p.m. Chairman Jones called the meeting to order under provisions of Chapter 400 of City Code and Chapter 89 Revised Statutes of Missouri.

carried unanimously.

Roll Call

John Cooper	Present
James Cross	Absent
Gary Kramer	Absent
Alan Mastin	Present
David Jones	Present
Larry Heiner	Absent
Tony Wessler	Present

Also present were Robert Schaffer, Dan King and Toni Earl representing City staff.

Minutes

Minutes from the July 11, 2017, meeting were presented for approval. Commissioner Mastin made a motion, seconded by Commissioner Wessler, to approve the minutes as presented. Motion carried unanimously.

Public Hearings

Schaffer Annexation

At 7:01 p.m., Chairman Jones opened the public hearing regarding the annexation request from Robert & Rita Schaffer for their property located at 1790 Elmont Road.

With no public input, Commissioner Cooper made a motion to close the public hearing at 7:03 p.m. Motion seconded by Commissioner Mastin and carried unanimously.

309 North Service Road West, LLC

Re-Zoning Request

At 7:03 p.m., Chairman Jones opened the public hearing regarding a re-zoning request by Lawrence West to change from C-4 to C-3 zoning for property located at 309 North Service Road West.

Lawrence West addressed the Commission on behalf of 309 North Service Road West, LLC. He advised he is planning to apply for a grant to build a multi-family senior housing complex. C-3 zoning would allow him to move forward with his application to the State of Missouri. The complex is planned to be limited to seniors over 65 and may consist of 40 units and could be restricted to seniors over 65 for 30 years.

With no further public input, Commissioner Cooper made a motion to close the public hearing at 7:09 p.m. Motion seconded by Commissioner Mastin and

Old Business - None

Subdivision Review

Emily's Green Acres Re-Subdivision

RMJ Properties is requesting a resubdivision of "Resubdivision W ½ Lot 8 & all of Lot 9 of Emily's Green Acres" located on Bud Street. This plat would adjust the boundary lines between two existing lots. The property is currently zoned R-1. Commissioner Cooper made a motion to recommend approval of the presented Emily's Green Acres plat to the Board of Aldermen. Commissioner Mastin seconded the motion and it carried unanimously.

New Business

Schaffer Annexation

After a brief discussion, Commissioner Mastin made a motion, seconded by Commissioner Cooper, to recommend approval of an annexation request by Robert & Rita Schaffer to annex their property located at 1790 Elmont Road carrying R-4 zoning to the Board of Aldermen. Motion carried unanimously.

309 North Service Road West, LLC

Re-Zoning Request

The Commission discussed this issue at great length. The majority of the Commission felt this development would fit within the parameters of the Comprehensive Plan. Chairman Jones stated he felt this would be a great addition to the City. Commissioner Mastin stated that he will abstain from the vote as he is an adjoining property owner. However, he stated that he believed that the I-44 corridor should remain open to commercial businesses and would be considered spot-zoning. He does not believe this is a good fit for the area in which it's being proposed. Commissioner Wessler stated he felt growth for the City would be beneficial and that the seniors of Sullivan could benefit from this type of development. Commissioner Cooper stated he felt the seniors of Sullivan could benefit from this development as they would be close to medical facilities. He had some concerns about the noise level due to the close proximity to the highway.

Adam Roberts, who is handling the application for Mr. West, addressed the Commission. He advised that once application is made to the State, any issues regarding noise would be addressed. Noise can be reduced in many ways, including trees, fences etc.

Commissioner Cooper made a motion, seconded by Commissioner Wessler, to recommend approval of the zoning change to the Board of Aldermen. This would change the zoning for property located at 309 North Service Road West from C-4 to C-3. Motion passed with Commissioner Mastin abstaining.

Historical District

Commissioner Wessler advised he is in the process of reviewing the information regarding a workshop that he and Commissioner Mastin attended. Commissioner Wessler will investigate the possibility of a speaker to address the Commission on the process of setting up a historical district within the City of Sullivan.

Communications and Visitors' Comments

Commission's Forum

Adjournment

With no further questions or comments, Commissioner Cooper made a motion, seconded by Commissioner Wessler to adjourn. The motion carried unanimously. At 8:15 p.m. the meeting was adjourned.