

Planning and Zoning Commission
September 22nd, 2020

At 6:06 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 Dave Dawson and Robert Schaffer representing City staff.

Minutes

Minutes from the September 8th, 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. Tim Reinhold, TCR Properties, 31 New Street, Sullivan, is requesting the zoning for the property located between Pine Ridge Drive and North Olive Street be re-zoned to C-3 from C-4 to allow for future multi-family development.

Royann Newbanks, 120 Mervin Street, Sullivan, Missouri discussed her concerns with the storm water that currently runs into her basement off of the property. She also asked about fencing. Mr. Reinhold explained that this development should improve her water issues as it will have full storm sewer, curb and gutter and a detention facility. Fencing will only be as required by code and a privacy fence between the units back yards.

Alan Reel, 1049 North Olive, Sullivan, Missouri discussed his ongoing concerns with traffic and employees of Laura Ford parking on North Olive. He stated that he has had to wait to get back into his driveway due to car carriers and employees parked across his driveway. His fears with more residential construction will come more issues on North Olive. Mr. Reinhold pointed out that only one four-plex would be accessed off of North Olive and it would have its own parking lot.

Stacy Smith, 1032 Walter Drive, Sullivan, Missouri asked about upkeep and maintenance. He also asked about the number of stories for the buildings. Mr. Reinhold assured those in attendance that he was going to develop the property as single story units and that he maintains everything exterior and interior down to light bulbs and furnace filters.

Commissioner Cross made a motion at 6:16 p.m., seconded by Commissioner Kramer, to close the public hearing.

Subdivision Review

New Key LLC, David Wiles & Marion Jarvis Jr., are requesting a resubdivision of "New Key Addition" located at 220 Russell Street. They are creating two lots from one. The property is currently zoned R-1.

The purpose of the plat was explained by staff. A motion was made to forward the plat on to the Board of Aldermen for approval by Commissioner Cross, seconded by Commissioner Heiner. Motion carried unanimously.

New Business

Consideration of Tim Reinhold, TCR Properties, 31 New Street, Sullivan, is requesting the zoning for the property located between Pine Ridge Drive and North Olive Street be re-zoned to C-3 from C-4 to allow for future multi-family development.

Commissioner Wessler made a motion to approve and forward a recommendation to the Board of Aldermen to change the zoning to C-3 from C-4, seconded by Commissioner Heiner. The commissioners had significant discussion about the concerns expressed from the residents attending the public hearing. Commissioner Mastin expressed concern with this being spot zoning. Commissioner Wessler pointed out that this situation already had been approved on another parcel near this one. All commissioners voted in the affirmative with the exception of Commissioner Mastin and Commissioner Kramer who voted nay.

Election of Officers

Old Business

Commissioner Mastin brought up the past discussions of the Downtown business District due to cost increases he was seeing to improve buildings he has purchased downtown. He

discussed the past thoughts of changing the sides affected by the district or to add to the list of acceptable materials. After much discussion the board decided to research materials and discuss addition of materials to the list at a later meeting.

Planning and Zoning Commission Forum

None

Adjournment

With no further questions or comments, Commissioner Heiner made a motion, seconded by Commissioner Bunk to adjourn. The motion carried unanimously. At 6:47 p.m. the meeting was adjourned.