

## Planning and Zoning Commission

October 9, 2012

At 7:00 p.m. Chairman Eaton 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
Dale Cottrell	Present
Jarrett Dace	Present
Jim Eaton	Present
Gary Kramer	Present
Alan Mastin	Present
Roger Siwak	Absent

Also present was J.T. Hardy, Dan King, and Robert Schaffer representing City staff.

### Approval of Minutes

Commissioner Cottrell made the motion seconded by Commissioner Cooper to approve the minutes from September 11, 2012. Motion carried.

### Public Hearing-None

### Old Business-None

### Subdivision Review

Clint Moss has submitted a minor subdivision for the Resub of the Clint Moss Subdivision Sullivan Heights, Block 6 & 7, Lot A of Block S. The plat will combine 2 lots into 1. The property is currently zoned R-4. Clint Moss was present and answered questions from the Commission. It was noted that a utility easement located between the existing two lots is being vacated by way of the proposed plat. Commissioner Cooper made a motion to recommend approval of the plat and forward this recommendation to the Board of Aldermen. Commissioner Mastin seconded the motion. Motion carried.

### New Business

Certified Truck & Auto, submitted by Mary Turner, is requesting a conditional use permit allowing for auto repair at their existing business located at 107 West Euclid. It would allow for the specific use of motor vehicle repair and maintenance, not including substantial body work. City Code was changed to allow for a conditional use permit in C-1 zoning. Discussion ensued by the Commission on possible conditions being placed on issuance of the conditional use permit. Commissioner Cottrell made a motion, seconded by Commissioner Cooper to approve the conditional use permit with the following conditions being placed: minor repair/inspections of

light duty trucks and passenger vehicles only; all vehicles under repair must be on premise no longer than ten business days; all parts must be under cover in existing cabinet; no impounded vehicles on premise, no towing vehicles or equipment allowed on premise; no salvage vehicles on premise; minor repair/inspection only; the conditional use permit will expire on December 31, 2013; the conditional use permit will also expire on non-renewal or revocation of the City of Sullivan's business license.

### Communications and Visitors' Comments-None

### Commission's Forum

Chairman Eaton requested New Business for the November 13 regular meeting. He would like the Commission to review the existing code in regard to types of homes allowed in subdivisions.

### Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Mastin to adjourn. The motion carried unanimously. At 8:12 p.m. the meeting was adjourned.