

## Planning and Zoning Commission

May 13, 2014

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
Jim Eaton	Present
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present
Tony Wessler	Present

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

### Approval of Minutes

Commissioner Cooper made the motion seconded by Commissioner Cottrell to approve the minutes from March 25, 2014. Motion carried.

### Public Hearing-None

### Old Business-None

### Subdivision Review-None

### New Business

#### Election of Officers

The Annual nomination and election of officers for calendar year 2014-2015 to serve through the regular meeting in May, 2015, was held.

#### *Chairman*

Commissioner Cottrell nominated Jim Eaton for Chairman, seconded by Commissioner Cooper. Jim Eaton was elected by acclamation vote.

#### *Vice Chairman*

Commissioner Mastin nominated Dale Cottrell for Vice-Chairman, seconded by Commissioner Cooper. Dale Cottrell was elected by acclamation vote.

#### *Secretary*

Commissioner Kramer nominated Alan Mastin for Secretary, seconded by Commissioner Cottrell. Alan Mastin was elected by acclamation vote.

#### Discussion of allowing a conditional use permit in C-3 zoning for kennels.

Administrator Hardy asked whether or not the Commission would be willing to discuss whether or not they felt a change in City Code was needed

which would allow a conditional use permit for kennels in C-3 zoning. The Commission discussed this at length. It was noted that the definition of kennels is defined in City Code, Section 205.260 as: Any person who shall own and keep or harbor upon his/her premises more than three (3) dogs other than under the age of six (6) months shall be deemed the owner of a dog kennel. Such owner shall file application as provided in Chapter 605 of this Code and comply with the provisions of Chapter 273, RSMo. Section 205.270 states if any dog kennel is licensed to operate within two hundred (200) feet of a building used or occupied as a residence, except for the keeper of the kennels, the kennel dogs shall be continuously confined within the kennel building and not allowed to run at large or be in the outdoor enclosures of the kennel. Under the Unified Land Regulations of City Code, 400.075, a kennel is defined as a commercial operation that provides food and shelter and care of animals for purposes not primarily related to medical care or engages in the breeding of animals for sale. Currently, kennels are only allowed in C-4 zoning with a conditional use permit. It was noted that a current business is seeking to provide an additional service as a kennel along with their animal grooming services. This business is currently located in C-3 zoning, which does not allow for kennels. After further discussion, Commissioner Cooper made a motion to set this topic for a public hearing on the next regular meeting of the Commission, June 10, 2014, seconded by Commissioner Kramer. Motion carried unanimously.

### Communications and Visitors' Comments

### Commission's Forum-None

### Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Jones to adjourn. The motion carried unanimously. At 7:38 p.m. the meeting was adjourned.