

Planning and Zoning Commission

July 11, 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.

Roll Call

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

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

Minutes

Minutes from the June 13, 2017, meeting were presented for approval. Commissioner Mastin made a motion, seconded by Commissioner Cross, to approve the minutes as presented. Motion carried unanimously.

Public Hearings

Midwest Tint Techs

At 7:01 p.m., Chairman Jones opened the public hearing regarding the request from Midwest Tint Techs, 1311 Old Hwy 50, Union, Missouri, for a conditional use permit that would allow for the operation a business for the installation of motor vehicle parts or accessories (e.g. tires, mufflers, etc.) in a C-1 zoning district. His new business would be located at 107 W Euclid Street. Bobby Dismang, owner, addressed the Commission. He advised he would be tinting vehicle windows, adding decals, and conducting sales at this location. There would be no semi-trucks making deliveries or harmful chemicals stored as his merchandise is decals.

With no further public input, Commissioner Cross made a motion to close the public hearing at 7:06 p.m. Motion seconded by Commissioner Cooper and carried unanimously.

Carl Duff Ministry Outreach Tent

At 7:07 p.m. Chairman Jones opened the public hearing regarding the request from Carl Duff, 135 T Box Drive, St. Clair, Missouri, requesting a conditional use permit that would allow for a special event (two-week gospel tent event) in a C-4 zoning district. The special event would be located at 451 N Service Road West. Mr. Duff addressed the Commission and advised that this is a ministry outreach effort that would take place from approximately 7 p.m. to 9:30 p.m. each evening for

a two-week period. The tent is 50 x 100 feet and they are expecting 50-150 persons to attend. He advised the tent will be set back on the property not to block signage or the building of the adjacent businesses.

Brittney Cooksew, District Manager for Midwest Petroleum, addressed the Commission. She advised that Midwest Petroleum would not be opposed to the event as long as their building and signage is clear and visible.

With no further public input Commissioner Wessler made a motion at 7:11 p.m. to close the public hearing. Motion was seconded by Cross and carried unanimously.

Old Business - None

Subdivision Review

Tuckers Addition

Commissioner Cooper made a motion to recommend approval of the presented Tuckers Addition plat to the Board of Aldermen. Commissioner Wessler seconded the motion and it carried unanimously.

New Business

Commissioner Cross made a motion approving Midwest Tint Techs conditional use request to allow for the sale of automotive retail, with the condition that no unlicensed vehicles are left on the property overnight. Motion seconded by Commissioner Heiner and carried, with Commissioner Mastin abstaining.

Commissioner Cooper made a motion approving Mr. Duff's conditional use permit request for a ministry outreach tent with the condition that all adjacent business' signage and buildings are clear and visible after the tent is erected and the event does not exceed 14 nights. Motion seconded by Commissioner Kramer and carried, with Commissioner Mastin abstaining.

Communications and Visitors' Comments

Commission's Forum

Adjournment

With no further questions or comments, Commissioner Cooper made a motion, seconded by Commissioner Heiner to adjourn. The motion carried unanimously. At 7:26 p.m. the meeting was adjourned.