

Planning and Zoning Commission

January 14th, 2020

At 6:07 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	Absent
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present
Larry Heiner	Present
Tony Wessler	Present

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

Minutes

Minutes from the November 12th, 2019 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

Kman27, LLC dba Sullivan Storage, Carolyn Samra of 104 Amber Way Drive, Catawissa, Missouri, is requesting a conditional use permit that would allow for an off-premise sign to be located on the lot she owns on the corner of Elmont Road and Deer Path (35-3-07.0-4-025-147.100).

Carolyn Samra, 104 Amber Way Drive, Catawissa, Missouri discussed her off-premise sign and stated that she would like to install it a slightly different location then presented.

Commissioner Heiner made a motion at 6:11 p.m., seconded by Commissioner Jones, to close the public hearing.

Subdivision Review

None

New Business

Commissioner Cooper opened discussion on allowing a conditional use permit for the off-premise sign for Kman27, LLC dba Sullivan Storage.

Commissioner Mastin made a motion, seconded by Commissioner Heiner to approve the conditional use permit. Motion carried unanimously.

Dan King presented information about a request for a cell phone tower within the city and where cell phone towers are allowed. General discussion was had about residential zoning not being the place for towers even though this particular requested location is in an area not conducive to future development. The commission did not want to potentially set a precedent for future request within residential zoning for towers. Alternate areas were discussed including the Fidelilty tower which Mr. King explained was not structurally acceptable for the requested antenna installation. The commission requested that Mr. King invite a representative to speak at a future meeting so they could ask questions of them before making a final decision.

Old Business

The commission reviewed the comprehensive plan recommendations a final time seeing no changes necessary. Commissioner Mastin made a motion, seconded by Commissioner Kramer, to begin the public hearings at the next regularly scheduled meeting. Motion carried unanimously.

The commission reviewed the changes proposed to lot sizes and lot densities that if passed would affect only new developments after the date of passage. Commissioner Heiner made a motion, seconded by Commissioner Mastin, to hold a public hearing at a future meeting for the sizes and densities as recommended. Carried unanimously.

The commission reviewed the definition and guidelines for the proposed Neighborhood Commercial District. Commissioner Mastin made a motion, seconded by Commissioner Heiner, to hold a public hearing at a future meeting for this proposed district as recommended. Carried unanimously.

The commission then discussed that three public hearings, one at each of the next three meetings, would be necessary to cover the changes. The first meeting for the proposed changes north of I-44. The second meeting the proposed changes south of I-44. The third meeting for the changes to lot sizes/lot densities, and the proposed Neighborhood Commercial District definition and guidelines.

Adjournment

With no further questions or comments, Commissioner Heiner made a motion, seconded by Commissioner Jones to adjourn. The motion carried unanimously. At 7:11 p.m. the meeting was adjourned.