

## Planning and Zoning Commission

October 13<sup>th</sup>, 2020

At 6:01 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
Chris Bunk	Absent
Larry Heiner	Present
Tony Wessler	Present

Also present were Dave Dawson and Robert Schaffer representing City staff.

### Minutes

Minutes from the September 22<sup>nd</sup>, 2020 regular meeting were presented for approval. Commissioner Mastin made a motion, seconded by Commissioner Kramer, 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 a conditional use permit for the property located between Pine Ridge Drive and North Olive Street. A conditional use permit is needed as he plans to build more than four units. The property is currently zoned C-3.

Alan Reel, 1049 North Olive, Sullivan, Missouri discussed his ongoing concerns with traffic and employees of Laura Ford parking on North Olive. His fears are with more residential construction will come more issues on North Olive.

Commissioner Wessler made a motion at 6:08 p.m., seconded by Commissioner Heiner, to close the public hearing. Carried unanimously.

### Subdivision Review

None

### New Business

Consideration of Tim Reinhold, TCR Properties, 31 New Street, Sullivan, requesting a conditional use permit to build more than four units on property located between Pine Ridge Drive and North Olive Street.

After limited discussion and the traffic concerns Commissioner Wessler made a motion to approve a conditional use permit. The motion did not move forward for lack of a second.

### Election of Officers

#### Old Business

Commissioner Mastin brought up the past discussions of the Downtown Business Area and some other exterior options for buildings that he had found. Dave Dawson, Building Inspector, stated that a trowel applied stucco material would be allowable now as it would be the same in appearance as the stucco EIFS panels that are allowed. After much discussion the board decided to research additional materials and see if a rewording of the Code could clear this up 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 Wessler to adjourn. The motion carried unanimously. At 6:45 p.m. the meeting was adjourned.