

Planning and Zoning Commission

August 14, 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.

future action on this matter would be at the elected official level. They are seeking public input.

Roll Call

John Cooper	Present
Dale Cottrell	Present
Jarrett Dace	Absent
Jim Eaton	Present
Gary Kramer	Present
Alan Mastin	Present
Roger Siwak	Absent

Subdivision Review

None

New Business

Certified Truck & Auto Re-Zoning Request

Commissioner Cottrell asked what would be involved to change City Code to allow for a conditional use permit in C-1. He felt a conditional use permit would better serve the needs of Certified Truck & Auto. City Administrator Hardy advised that a public hearing would need to be held and a recommendation to the Board of Aldermen proposing the change. The Board of Aldermen would need to pass the proposed change. An approximate time frame would be 2-3 months. The Board discussion ensued with the consensus being that we proceed with the conditional use recommendation. Commissioner Cooper made the motion, seconded by Commissioner Cottrell to approve the zoning request made by Certified Truck & Auto, 107 West Euclid Street, from C-1 to C-4. Motion failed, with Commissioner Mastin abstaining from the vote.

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

Approval of Minutes

Commissioner Kramer made the motion seconded by Commissioner Mastin to approve the minutes from May 8, 2012, including one minor change on the Roll Call section. Motion carried.

Commissioner Cooper made a motion, seconded by Commissioner Cottrell to set a public hearing for the next regularly scheduled meeting, September 11, 2012, at 7 p.m., to receive public input on recommending that C-1 zoning requirements be amended to allow for conditional use permits. Motion carried.

Public Hearing

Certified Truck & Auto, submitted by Mary Turner, is requesting a zoning change from C-1 to C-4 for 107 West Euclid Street. She advised that her original request was for a conditional use permit to allow for auto repair. Building Commissioner Dan King advised that a conditional use permit is not allowed in C-1 zoning.

Discussion was held regarding possible restrictions that may be placed on a future conditional use permit for Certified Truck & Auto. Examples given were possibly re-defining derelict vehicle definition, limiting the number of vehicles on the lot to 12, requiring all parts under cover in existing cabinet, no impounded vehicles on premises, no towing vehicles or equipment allowed, minor auto repair (in and out), expiration upon change of ownership.

Commissioner Mastin advised that he owns the property in question and stated that the property has limited use potential for anything other than auto sales/repair. Certified Truck & Auto does have a business license currently to operate. They can work on vehicles that are owned by them. They would like to open their auto repair to the public.

With no further public comment, the hearing was closed at 7:16 pm.

Johnston Conditional Use Permit Extension

Mr. Chad Johnston addressed the Commission. He is requesting a six month extension and to modify the conditional use permit time limit from 18 years to 30 years at 511 South Mansion Street. Mr. Johnston advised that he plans to submit another application to the State of Missouri this year. He feels the 30-year time frame will give him an edge on possible receiving the grant.

Old Business

Commissioner Mastin asked the status of the proposed bill that would require lots be maintained 25 feet from road or structures. City Administrator Hardy advised that a recommendation was made to the Board of Aldermen. Any Mr. Johnston answered questions from the Commission. Commissioner Cottrell made the motion, seconded by Commissioner Cooper to approve the extension request including the following conditions: semi-opaque screening as defined in Section 400.933 of the Unified Land Use Regulations; adherence to guidelines within the Low Income Housing Tax Credit program administered by the Missouri Housing Development Commission; and limiting the conditional

use permit to 30 years beginning at occupancy as designated by the Building Department of the City of Sullivan. Motion carried.

The Commission discussed possible changes to the land use map included within the City of Sullivan's Comprehensive Plan.

Communications and Visitors' Comments-None

Commission's Forum-None

Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Cottrell to adjourn. The motion carried unanimously. At 9:16 p.m. the meeting was adjourned.