

## Planning and Zoning Commission

November 12, 2013

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
Jarrett Dace	Present
Jim Eaton	Present
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present

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

### Approval of Minutes

Commissioner Kramer made the motion seconded by Commissioner Jones to approve the minutes from October 8, 2013. Motion carried.

### Public Hearing-None

### Old Business

Helen Neeley, 892 S Service Road, is requesting that her granddaughters, Nicole Thompson and Christy Tucker, be allowed to operate a day care at this location. The property is currently zoned C-4 which does not allow day care as a use.

The Commission discussed the pros and cons of recommending a change to City Code or to possibly change the zoning to C-3, which does allow for this use with a conditional use permit. It was noted that both options would require two public hearings, one for the recommended change and one for the conditional use permit request. It was noted that the Building Commissioner had completed a walk-through of the building and necessary changes were given to the applicants on October 28<sup>th</sup>. The Building Commissioner completed his inspection based on educational use, 2 ½ years of age or older. After discussion, general consensus of the Commission was that they would be against changing City Code to allow day care use in C-4 zoning. The applicants were presented the option to apply for a zoning change to C-3 which would allow for this use with a conditional use permit.

### Subdivision Review-None

### New Business

The Commission was presented a request by Joan Gillam and Gary & Karen Goddard to vacate the street right-of-way for Nina Place as described in

Lula Court Subdivision, which is located off of Sappington Bridge Road. The third owner was contacted and had no objections to the vacation. Commissioner Mastin made a motion to forward a recommendation that Nina Place be vacated with maintaining the City's utility easement over the entire existing street easement. Commissioner Dace seconded the motion. Motion carried.

### Communications and Visitors' Comments

### Commission's Forum-None

### Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Dace to adjourn. The motion carried unanimously. At 7:36 p.m. the meeting was adjourned.