

## Planning and Zoning Commission

January 13, 2015

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
James Cross	Present
Jim Eaton	Present
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present
Tony Wessler	Present

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

### Approval of Minutes

Commissioner Cooper made a motion, seconded by Commissioner Jones to approve the minutes from December 15, 2014. Motion carried.

### Public Hearing

TCR Properties, LLC, Tim Reinhold, is requesting properties at 243 and 247 Heritage be re-zoned from R-1 to R-2 to allow for multi-family development.

Greg Dieckhaus, 232 Mervin Street, addressed the Commission. He asked what future development would consist of within the R-2 parameters. He noted that although previous developments by Mr. Reinhold are nice, he would be opposed to changing the zoning to R-2 because of possible future impact within his neighborhood.

Tim Reinhold addressed the Commission advising that his proposed development would be a four-plex, catering to senior citizens. He will be submitting a subdivision plat to combine the two lots at a later meeting.

With no further public comment, Commissioner Cross made a motion to close the public hearing, seconded by Commissioner Cooper. Motion carried. The public hearing was closed at 7:05 p.m.

### Old Business-None

### Subdivision Review

RMJ Properties has submitted a resubdivision of Lot 2, Farris Subdivision located at 411 Sappington Bridge Road. This plat would create two lots from one. The property is currently zoned R-1.

Commissioner Cooper made a motion approving the subdivision plat and forwarding to the Board of Aldermen. Commissioner Mastin seconded and motion carried unanimously.

Midcontinent Equity Holdings, LLC, has submitted a resubdivision of Winsel Creek Estates. This plat would divide one lot into 2 lots. The property is currently zoned R-2.

Commissioner Cooper made a motion approving the subdivision plat and forwarding to the Board of Aldermen. Commissioner Jones seconded and motion carried unanimously.

### New Business

TCR Properties re-zoning request was discussed. Mr. Reinhold fielded questions from the Commission. Commissioner Cooper made a motion to change the zoning at 243 and 247 Heritage to R-2 and forward said recommendation to the Board of Aldermen. Commissioner Cross seconded the motion. Motion carried with Commissioner Mastin and Kramer voting nay. Commissioner Mastin and Kramer noted that their nay vote is because they do not feel R-2 zoning is contiguous to the property at 243 and 247 Heritage and would be within a single-family home area.

### Communications and Visitors' Comments

#### Commission's Forum

Items that will be scheduled for discussion at a later meeting are:

Discussion about the 25' setback requirement in C-4 zoning.

Discussion regarding the necessity of a conditional use permit for industrial developments over 1 ½ acres.

#### Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Mastin to adjourn. The motion carried unanimously. At 7:38 p.m. the meeting was adjourned.