

Planning and Zoning Commission

July 14, 2015

At 7:00 p.m. Vice-Chairman Wessler 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	Absent
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present
Tony Wessler	Present

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

Approval of Minutes

Commissioner Cross made a motion, seconded by Commissioner Cooper to approve the minutes from June 9, 2015. Motion carried.

Public Hearings

Meramec Group

Public Hearing opened at 7:03 for Meramec Group, 338 Ramsey Street. They are requesting a conditional use permit allowing them to build a new industrial building located at 541 Second Street. A conditional use permit is required as they are building an industrial building in a C-2 zoning district on a lot larger than 1 and ½ acres.

Russ Hoefgen, 127 Hilltop, Eureka, Missouri, addressed the Commission. He and his wife are the owners of the apartment complex located on Second Street. He stated that he and his wife do not live within the City of Sullivan but are vested within the community and utilize local businesses and contractors. They provide affordable housing to local residents. He believes new construction from Meramec Industries would create more noise pollution than already exists. The current manufacturing building is approximately 200 yards away. Their proposed building will now be 100 feet away from some of his tenants. He and his wife are strongly opposed to approving the conditional use permit for the proposed new building by Meramec Group.

Larry Alexander, 234 Jackson, is opposed to approving the conditional use permit.

Matthew Stewart, 632 Second Street, is opposed to approving the conditional use permit. He cited the safety of his children in regard to the chemicals reportedly being housed in the new building, noise

pollution, dust, traffic concerns as well as being a visual eyesore.

Randy Stewart, 223 Robin Court, Bourbon, is opposed to approving the conditional use permit. He cited decreased property values as well as the safety of his grandchildren who live at 632 Second Street.

Al Watz, 643 Second Street, is opposed to approving the conditional use permit. He cited his concern for additional trucks congesting already congested streets in that area requiring citizens to sometimes have to go around or turn around to get to town.

Robert Becker, 635 Second Street, is opposed to approving the conditional use permit. He cited concerns regarding the safety of his child and noise pollution.

June Tongay, 631 Second Street, is opposed to approving the conditional use permit. She cited traffic violations may increase as well as noise pollution.

A letter was also presented from Kaye Gumpenberger, 621 Second Street, and Judy Wilson, 637 Second Street, opposing approval of the conditional use permit.

Jason Blankenship, Director of Manufacturing, Meramec Group, addressed the Commission. Mr. Blankenship gave a historical synopsis of Meramec Industries' history in Sullivan which included their family-owned status for 53 years, at their current location since the late 1980's. He stated that 100% of the raw products being housed in the proposed new building are non-hazardous. At this time, one-day shift is planned, which would include three employees. He stated the Company strives to encourage employees to be considerate when leaving and arriving for work and while in parking lot between shifts. He also noted that the new building will only increase the truck traffic by one additional truck per day.

Commissioner Jones made a motion to close the public hearing at 7:31 p.m. Motion was seconded by Commissioner Mastin and it carried unanimously.

Right-of-Way Street Vacation

Public hearing for street vacation requests opened at 7:32 p.m.

Vice-Chairman Wessler advised we have two separate issues as follows: James & Annette

Isgriggs, 1035 Elmont Street, are requesting the City of Sullivan, vacate a forty (40) foot street right-of-way (Lilac Lane) adjacent to their property at the north end of Scottsdale Drive, Franklin County Parcel #35-2-09.0-20-02-026.000 as well as Richard & Marilyn Wright, 480 Scottsdale Drive, are requesting the City of Sullivan vacate a forty (40) foot street right-of-way (Lilac Lane) adjacent to their property at the north end of Scottsdale Drive, Franklin County Parcel #35-2-09.0-2-002-040.000.

Heather McCarty, St. Matthew Lutheran Church, 528 North Church Street, Sullivan, read a letter on behalf of her husband who is pastor of St Matthew Lutheran Church. The letter stated the congregation is not in favor of granting the vacation of the right-of-way citing it would significantly limit future use of the church' property and decrease the value as a whole.

Mrs. McCarty further stated that if the City vacates the right-of-way, it would leave the 9 undeveloped acres the church owns with only one possible point of entry. Leaving the right-of-way in place gives two possible ways to access the property.

Annette Isgriggs, 1035 Elmont, Sullivan, addressed the Commission. She advised that she and her husband would like to have the right-of-way vacated as it makes for a more buildable lot and would help with the sale of their property. It would also create a dead-end street which creates a peaceful setting for the residents in that area.

Marilyn Wright, 480 Scottsdale, Sullivan, addressed the Commission. She advised that she and her husband would like to have the right-of-way vacated as they have been maintaining the property for 22 years.

Commissioner Cooper made a motion to close the public hearing at 7:37 p.m. Commissioner Kramer seconded the motion and it carried unanimously.

Old Business-None

Subdivision Review-None

New Business

The Commission discussed the application from Meramec Group for a conditional use permit which would allow them to build an industrial building on a lot larger than 1 and ½ acres at great length. It was noted that zoning does allow for such a building and setback, building and engineering specifications will have to be met during the planning process. This would include opaque screening which will be a 6' fence and trees. Possible conditions were discussed but it was determined that most would be met during

the engineering and building process. The concerns and questions of the citizens present were noted and addressed during the discussion. Commissioner Cooper made a motion to approve the conditional use permit for Meramec Group which would allow building a industrial building on a lot larger than 1 ½ acres. Commissioner Mastin seconded the motion and it carried with a roll call as follows: Commissioner Cross, aye; Commissioner Jones, aye; Commissioner Wessler, aye; Commissioner Mastin, aye; Commissioner Kramer, aye; Commissioner Cooper, aye. The conditional use permit was approved unanimously.

The Commission discussed the right-of-way vacation request by both parties.

The Commission consensus was the Wright's right-of-way request has little value to the City and they have maintained the property and have for the past twenty-two years. Commission Cooper made a motion, seconded by Commissioner Jones to forward a recommendation to the Board of Aldermen to vacate a forty (40) foot street right-of-way (Lilac Lane) adjacent to their property at the north end of Scottsdale Drive, Franklin County Parcel #35-2-09.0-2-002-040.000. Motion carried unanimously.

The Isgriggs' vacation request creates more questions in regard to access to the church's 9 acres of undeveloped land. The consensus of the Commission was that this land could possibly be developed at a later date and we should keep the option of multiple access points to this property. Commissioner Cross made a motion, seconded by Commissioner Cooper, to forward a recommendation to the Board of Aldermen to vacate a forty (40) foot street right-of-way (Lilac Lane) adjacent to their property at the north end of Scottsdale Drive, Franklin County Parcel #35-2-09.0-20-02-026.000. Roll call as follows: Commissioner Cross, nay; Commissioner Jones, nay; Commissioner Wessler, nay; Commissioner Mastin, nay; Commissioner Kramer, nay; Commissioner Cooper, nay. This motion failed and no recommendation will be made to the Board of Aldermen.

Communications and Visitors' Comments

Commission's Forum

Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Mastin to adjourn. The motion carried unanimously. At 8:54 p.m. the meeting was adjourned.