

## Planning and Zoning Commission

September 8, 2015

At 7:05 p.m. Chairman Eaton called the meeting to order under provisions of Chapter 400 of City Code and Chapter 89 Revised Statutes of Missouri.

At 7:24 p.m., Commissioner Cross made a motion to close the public hearing, seconded by Commissioner Kramer. Motion carried.

### Roll Call

John Cooper	Absent
James Cross	Present
Jim Eaton	Present
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 Mastin made a motion, seconded by Commissioner Jones to approve the minutes from August 11, 2015. Motion carried.

### Public Hearings

#### *Thurmond Conditional Use Permit*

Steve & Donna Thurmond and Mark Thurmond are requesting a conditional use permit that would allow them to renovate existing commercial spaces into residential spaces at 207-209 North Clark Street and building on Maple side of Street.

Steve Thurmond addressed the Commission. He advised that due to inability to rent the store fronts, he would like to renovate the units into residential apartments. He presented sketches to the Commission. He advised that each apartment would have parking in the rear of the building as well as outdoor area in the rear. The outside appearance of the building would not change.

Terri Parker, 131 Maple, addressed the Commission. She stated that she is opposed to the Commission approving Mr. Thurmond's request citing existing problems with current renters. She feels that adding additional renters this area would only exacerbate this problem.

Julie McGuire, 230 Bell Street, addressed the Commission. She stated she is opposed to the Commission approving Mr. Thurmond's request. Her reasons included the fact the building is located in a commercial area, possible safety issues relating to the commercial building in regard to residential occupancy, losing the historic identity of the area, as well as the potential of a "slippery slope" for other commercial buildings being renovated into residential units due to lack of commercial tenants.

### Old Business-None

### Subdivision Review-None

### New Business

The Commission discussed the conditional use permit request by Steve & Donna Thurmond and Mark Thurmond. Discussion ensued in regard to City Code Section 400.250 dealing specifically with issuance of Conditional Use Permits which is as follows: Section C: Even if the Planning and Zoning Commission finds that the application complies with all other provisions of these regulations, it may still deny the permit if it concludes, based upon the information submitted at the hearing, that if completed as proposed, the development, more probably than not: 1. Will materially endanger the public health or safety; or 2. Will substantially injure the value of adjoining or abutting property; or 3. Will not be in harmony with the area in which it is to be located; or 4. Will not be in general conformity with the land use plan, highway master plan or other plan officially adopted by the Board of Aldermen. After further discussion, Commissioner Cross made a motion, seconded by Commissioner Mastin to approve the conditional use permit as submitted by Steve & Donna Thurmond & Mark Thurmond. Roll call vote was as follows: Gary Kramer, nay; Alan Mastin, nay; James Eaton, nay; David Jones, nay; Tony Wessler, nay, specifically citing number 3 & 4 of City Code 400.250, Section C; James Cross, nay. The motion failed.

### Communications and Visitors' Comments

### Commission's Forum

### Adjournment

With no further questions or comments, Commissioner Mastin made the motion, seconded by Commissioner Cross to adjourn. The motion carried unanimously. At 7:52 p.m. the meeting was adjourned.