

## Planning and Zoning Commission

March 25, 2014

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

### Approval of Minutes

Commissioner Cooper made the motion seconded by Commissioner Dace to approve the minutes from February 11, 2014. Motion carried.

### Public Hearing

#### I-44 Truck Center

Mark Robbins of I-44 Truck Center & Wrecker Service LLC is requesting a conditional use permit that would allow him to store vehicles on the property located at 451 N Service Road West. Mr. Robbins presently has a business license to operate his wrecker service from this location and would like to be able to store vehicles on-site behind a privacy fence. Mr. Robbins was in attendance and presented the Commission with an overview of his plans for his business. The Commission discussed the pros and cons of this business type at the proposed area. It was noted that Mr. Robbins intends this location to be temporary and no vehicles will be stored longer than two to three weeks.

After no further public comment, Commissioner Dace made a motion to close the public hearing at 7:21 p.m. Motion seconded by Commissioner Kramer. Motion carried, with Commissioner Mastin abstaining.

#### Lot 1 of Triple D Estates Rezoning

Gailand Armstrong is requesting re-zoning for Lot 1 of Triple D Estates from R-4 to R-2 to allow for future multi-family development. The zoning across Dorson Circle from his property is currently zoned R-2. Mr. Armstrong was in attendance and advised the Commission that he would like to build duplexes on Lot 1. Commission discussed briefly. After no further public comment, Commissioner Dace made a motion to close the public hearing at 7:24 p.m. Motion seconded by Commissioner Cooper. Motion carried.

#### Mercy Health East Communities

Mercy Health East Communities is requesting a conditional use permit to allow them to build a 19,000 square foot medical clinic building at 1326 S Service Road West. The land use regulations require that any commercial development for this use over 1.5 acres have a conditional use permit. Terry Flynn, Mercy, Brandon Harp, CEDC Civil Engineering and Gregory Garner, Archimages, were in attendance. Commission discussed briefly. After no further public comment, Commissioner Cottrell made a motion to close the public hearing at 7:32 p.m. Commissioner Cooper seconded the motion. Motion carried with Commissioner Jones abstaining.

#### Old Business-None

#### Subdivision Review-None

#### New Business

Commissioner Cooper made a motion, seconded by Commissioner Kramer to grant a conditional use permit to I-44 Truck Center & Wrecker Service LLC to allow the business to store vehicles with the following conditions: fenced area not to exceed one-half acre, semi or box trucks not allowed to be stored; block fencing as presented and conditional use permit valid from April 1, 2014 until April 1, 2015. Motion carried with Commissioner Mastin abstaining and Commissioner Dace voting nay.

Commissioner Jones made a motion, seconded by Commissioner Cottrell recommending approval of zoning request for Lot 1 of Triple D Estates from R-4 to R-2 zoning and forwarding to the Board of Alderman. Motion carried.

Commissioner Cooper made a motion, seconded by Commissioner Dace to approve a conditional use permit for Mercy Health East Communities to allow a 19,000 square foot medical clinic building be constructed at 1326 S Service Road West. Motion carried with Commissioner Jones abstaining.

### **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 7:52 p.m. the meeting was adjourned.