

Minutes Approved March 1, 2011

Minutes
Planning and Zoning Commission
September 7, 2010

The regular meeting was called to order at 7:00 p.m. at City Hall.

The following members answering roll call: Dennis Thrasher, James Dennis Dave Eden, Louis Woody, and John Hull. The following city personnel were also in attendance: Code Enforcement Officer Bruce Conway, City Administrator John Rice, and Public Works Director Gene Stanton. Absent was DF Eukel, and Matt Lee.

Agenda:

A motion to approve agenda was made by Eden, seconded by Dennis. Agenda was approved.

Minutes:

A motion to approve minutes for April 6, 2010 was made by Dennis, seconded by Eden. Hull abstained. Minutes were approved.

Kum & Go application for Exception or Waiver of Requirements:

Conway informed Planning and Zoning that the ordinance on Interstate signage states they are allowed 70 feet high and 250 square feet per sign face. Kum & Go are requesting a waiver for a sign 100 feet high and 692 square feet of sign face. Abby Gilroy spoke on behalf of Kum & Go stating the sign would be located in the southwest corner of the lot. Gilroy stated that they have done testing and feel that in order for the sign to be seen from the interstate they would prefer to have the sign 100 feet high and additional sign face for better visibility.

Motion made by Eden to grant the waiver of requirement for Kum & Go to place a sign 100 feet high and 692 square feet. Seconded by Hull. The following voice vote was recorded:

AYES: Thrasher

NOES: Dennis, Woody, Eden, Hull

ABSTAIN: None

ABSENT: None

Motion was denied to proceed to council

Motion made by Dennis to grant waiver of requirement for Kum & Go to place a sign 70 feet high and 692 square feet. Seconded by Eden. The following voice vote was recorded:

AYES: Thrasher, Dennis, Hull

NOES: Woody, Eden

ABSTAIN: None

ABSENT: None

Motion was approved to proceed to council.

Mixing residential occupancy with commercial use: section 405.450, B.2 (b) (c) (m)

Conway stated the new text would be as follow: Dwelling units located within a commercial structure in any business or industrial district so long as the dwelling units comply with the IBC mixed use occupancy regulations last adopted by the Board of Aldermen.

Conway also stated that there is a Missouri statute that allows up to 4 units to mix occupancy up to the year 2012. This had been tabled from the April 6 meeting waiting on a letter from the city attorney confirming the Missouri statute. Conway presented the letter to the commission.

This text change was tabled for a later date.

Minutes Approved March 1, 2011

Hamilton properties fence permit:

Carl Schoen stated he was requesting to install a wooden fence that is 8 foot tall on Hamilton property on Blaze Road and Landrum Street. Conway stated that the code allowed a 6 foot fence. Mr. Schoen stated that the fence would be 8 foot tall but lower to 4 foot tall near the road.

Motion made by Woody to allow the 8 foot tall fence on the property owned by Hamilton property on Blaze Road and Landrum Street. Seconded by Eden. Motion Approved.

Mr. Schoen also stated that Hamilton Property was also requesting another fence on the property they own on the corner of Kirby and Patton Street.

Motion made by Dennis to allow the 8 foot tall fence on the property owned by Hamilton property on the corner of Kirby and Patton Street. Seconded by Eden. Motion Approved.

Temporary vendor permits; section 405.450:

Conway presented Planning and Zoning with a revised copy of Temporary Vendor permit with the changes the commission approved on April 6, 2010 meeting. Woody pointed out that item 9 was a repeated item, Conway stated he would remove item 9 from the Temporary vendor permit. Thrasher stated to make changes and proceed to council.

Accessory building setbacks for interior (rear) of lot; section 405.450 3.b

Conway stated council voted down the planning and zoning recommendation but he felt it was because of not understanding the text. Conway stated there was no changes made and will re-present to council. No further action was taken.

Review time allowed for sale of fireworks:

Conway stated the ordinance for sale of fireworks states they can sell from June 20th till midnight on July 4th. Some were still selling on July 5th Conway asked if the date might need to be extended.

Motion made by Dennis to allow firework sales until noon on July 6th. Seconded by Eden. The following voice vote was recorded:

AYES: Dennis

NOES: Thrasher, Woody, Eden, Hull

ABSTAIN: None

ABSENT: None

Motion denied.

Old Business:

None

New Business:

None

Motion to adjourn made by Hull and seconded by Eden. Meeting was adjourned at 8:40 p.m...

Respectfully submitted,

Dennis Thrasher, President

Shari Weldy
Secretary Designee