

The public hearing was called to order at 7:00 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Bieg, Barry, Smith, Gianino, Scheer, Wilton and Pacino. Also in attendance was City Administrator Craig Sabo.

- A. A petition from Roger Johnson, representing R&W Outdoor Equipment, for an amended Special Use Permit for outdoor display and sales of parts and equipment at 18601 U.S. Highway 66.

Notice of the Public Hearing was published in the Countian on March 26, 2022 and posted on the City's website.

Mr. Johnson stated he was seeking permission for outdoor display and sales at his location.

Mr. Scheer inquired as to if the displayed items would be brought inside when the business is not in operation.

Mr. Johnson replied that would be they would be brought in.

Ms. Gianino inquired as to what type of items would be on display.

Mr. Johnson replied that he would be displaying lawn mowers.

No one spoke in support of the petition.

No one spoke in opposition to the petition.

The public hearing was closed at 7:03 p.m.

The public hearing was opened at 7:03 p.m.

Items B and C were discussed concurrently.

- B. A petition from MDH-VP Properties, LLC to amend the Planned Commercial zoning at 1600 South Outer Road to allow consideration to be given to off-site parking and storage as authorized by a Special Use Permit.

- C. A petition from MDH-VP Properties, LLC for off-site parking and storage of boats and recreational vehicles at 1600 South Outer Road.

Notice of the Public Hearing was published in the Countian on March 26, 2022 and posted on the City's website.

Mr. Matt Hashley stated that they were seeking permission to operate a storage facility. He stated the area will be excavated and covered with rolled gravel. He added that the area will be screened with landscaping.

Mr. Scheer inquired as to what would be used as screening on the north and west sides of the property.

Mr. Hashley replied that the west side of the property will have a catch basin and some type of evergreens will be used for all screening.

Alderman Sir inquired as to if they had a flood evacuation plan.

Mr. Hashley replied that they would notify customers when there is flooding potential and if the Meramec River would reach twenty-six (26) feet, removal of all storage would be mandatory.

Alderman Sir inquired as to if the owners of the storage items would be responsible for the relocation.

Mr. Hashley replied that they would assist them in finding a place for temporary storage, but the customer would ultimately be responsible for their property.

Alderman Sir suggested that Mr. Hashley may wish to contact Six Flags, as the storage facility adjacent to his property has an agreement with them for storage in case of flooding.

Chairman Knapp stated that he still had concerns regarding the screening.

Mr. Hashley stated that he is open to suggestions.

Ms. Gianino inquired as to if they would be sharing the driveway with the neighboring business.

Mr. Hashley stated that he owns the driveway, but the neighbor has an easement to use it.

Chairman Knapp inquired as to if Mr. Hashley owned other storage facilities.

Mr. Hashley stated that he owns two (2) others, which are located in Valley Park and High Ridge.

No one spoke in support of the petitions.

No one spoke in opposition to the petitions.

The public hearing was closed at 7:10 p.m.

The public hearing was opened at 7:10 p.m.

D. A petition from Selbert's Enterprises, LLC for a Special Use Permit for a motor vehicle service and repair facility expansion at 410 West Fourth Street and 108 Curtis Drive.

Notice of the Public Hearing was published in the Countian on March 26, 2022 and posted on the City's website.

Terry Selbert stated that he was seeking permission to expand his business which would include the construction of a new building for overflow repairs.

Chairman Knapp inquired as to if the building would be similar to his current building.

Mr. Selbert stated that it would be a metal building with a brick facade.

Alderman Sir stated that he had concerns with the item as it appeared the residents on Curtis Drive would have road access issues with Mr. Selbert's expansion. He said it appeared it would cut off access to Theodore Drive which would mean the residents only access off of Curtis Drive would be through the church lot that Mr. Selbert owns located on Fourth Street.

Mr. Selbert stated that at this time he had no plans for any construction on the church lot and it would be used for parking. He said he had no issue with the residents on Curtis Drive using the church lot for access to their homes.

Alderman Sir stated that it appeared Mr. Selbert would be land locking three (3) properties if the item was approved.

Speaking in opposition to the petition was Mr. John Loida who resides at 106 Curtis Drive. He stated that Curtis Drive is a paper street and the City had recently conveyed Huey Drive to Mr. Selbert. He stated that there is no easement from Curtis Drive onto Theodore Drive and he did not want to access his property from the church parking lot. He stated his concern was that the road access issue would affect the property values of the homes on Curtis Drive.

Speaking in opposition to the petition was Mr. James Boyce who resides at 328 Theodore Drive. He stated that neighboring property owners should have been notified about the Huey Drive conveyance, and that they should have been conveyed half of the street.

Speaking in opposition to the petition was Mr. John Clute who resides at 327 Theodore Drive. He stated that before Huey Drive was conveyed to Mr. Selbert, adjacent property owners should have been given the first right of refusal.

Speaking in opposition to the petition was Mr. Kevin Harness who owns HLS Properties located at 275 West First Street. He stated that his issue was the Huey Drive conveyance. He said he had previously offered to purchase Huey Drive from the City a number of years ago and the City declined his offer. He added adjacent property owners should have been notified and half of Huey Drive should have been conveyed to the neighboring property owners.

The public hearing was closed at 7:21 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:21 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Bieg, Barry, Smith, Gianino, Scheer, Wilton and Pacino. Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Scheer, seconded by Mr. Pacino and unanimously passed by those members in attendance (Alderman Sir and Mr. Smith abstained), the Minutes from March 23, 2022 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

- A. Consideration of a petition from Chris Profaci, representing Rooster Valley Farms, LLC for a boundary adjustment at 5902 Hunters Ford Road.

Mr. Profaci stated that he was seeking permission to adjust a property line between the two (2) lots he owns.

On motion by Mr. Barry, seconded by Mr. Smith and unanimously passed, approval was recommended for a petition from Chris Profaci, representing Rooster Valley Farms, LLC for a boundary adjustment at 5902 Hunters Ford Road.

- B. A petition from Roger Johnson, representing R&W Outdoor Equipment, for an amended Special Use Permit for outdoor display and sales of parts and equipment at 18601 U.S. Highway 66.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Smith, seconded by Mr. Wilton and unanimously passed, approval was recommended for a petition from Roger Johnson, representing R&W Outdoor Equipment, for an amended Special Use Permit for outdoor display and sales of parts and equipment at 18601 U.S. Highway 66.

- C. A petition from MDH-VP Properties, LLC to amend the Planned Commercial zoning at 1600 South Outer Road to allow consideration to be given to off-site parking and storage as authorized by a Special Use Permit.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

C. CONT'D.

On motion by Mr. Barry, seconded by Mr. Scheer and unanimously passed, approval was recommended for a petition from MDH-VP Properties, LLC to amend the Planned Commercial zoning at 1600 South Outer Road to allow consideration to be given to off-site parking and storage as authorized by a Special Use Permit.

D. A petition from MDH-VP Properties, LLC for off-site parking and storage of boats and recreational vehicles at 1600 South Outer Road.

On motion by Mr. Barry, seconded by Mr. Scheer and unanimously passed, approval was recommended for a petition from MDH-VP Properties, LLC for off-site parking and storage of boats and recreational vehicles at 1600 South Outer Road with the condition that evergreens as approved by City staff are to be installed for screening purposes.

E. Consideration of a petition from Selbert's Enterprises, LLC for a boundary adjustment at 410 West Fourth Street and 108 Curtis Drive.

On motion by Alderman Sir, seconded by Mr. Bieg and passed with eight (8) "YES" votes and one (1) "NO" vote (cast by Mr. Scheer), approval was recommended for a petition from Selbert's Enterprises, LLC for a boundary adjustment at 410 West Fourth Street and 108 Curtis Drive.

F. A petition from Selbert's Enterprises, LLC for a Special Use Permit for a motor vehicle service and repair facility expansion at 410 West Fourth Street and 108 Curtis Drive.

Chairman Knapp stated that perhaps Mr. Selbert should meet with City staff and neighboring property owners to address their concerns regarding the street issues.

Alderman Sir stated that he was in agreement with Chairman Knapp. He said he had concerns with the residents on Curtis Drive access issue.

On motion by Mr. Scheer, seconded by Mr. Smith and unanimously passed, the item was continued to the April 27, 2022 to allow Mr. Selbert to meet with City staff and neighboring property owners to address issues regarding Huey Drive and Curtis Drive.

There being no further matters for discussion, on motion by Alderman Sir, seconded by Mr. Smith and unanimously passed, the meeting was adjourned at 7:45 p.m.

UPCOMING MEETINGS:

- April 27, 2022
- May 11, 2022

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary