

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 Barry, Smith, Scheer, Wilton and Pacino. Ms. Gianino & Mr. Bieg were absent.

- A. A petition from Joe Jasensky for a Special Use Permit for residential use in a commercial district at 532 Abby Lane.

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

Steve Jasensky spoke on behalf of the petitioner. He stated that he was co-owner of the property and was seeking a Special Use Permit for 532 Abby Lane to sell the property. The property, which was built in 1962, had previously been rezoned commercial, but had been used as a residential property. He said the purchasers would like the property to remain a residential use, which is why a Special Use Permit was being required.

No one spoke in support of the petition.  
No one spoke in opposition to the petition.

The public hearing was closed at 7:01 p.m.  
The public hearing was opened at 7:01 p.m.

- B. A petition from Robyn Weaver, representing The Robyn's Nest, to amend the Planned Commercial zoning at 22A Dreyer Avenue to allow for an event center.

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

Ms. Weaver stated she was requesting the amendment of the Planned Commercial zoning to allow for small gatherings of thirty (30) or less people.

Mr. Scheer inquired if she had arrangements with the neighboring property owners for parking because the space only provided fourteen (14) parking spaces.

Ms. Weaver stated she would be speaking with Steve Parker about her customers using his lot for parking, adding that she understands the owners of Old Town Automotive obtained permission to park vehicles on their property.

No one spoke in support of the petition.  
No one spoke in opposition to the petition.

The public hearing was closed at 7:02 p.m.  
The public hearing was opened at 7:02 p.m.

- C. A petition from Robyn Weaver, representing The Robyn's Nest, for a Special Use Permit for an event center at 22A Dreyer Avenue.

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

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.

D. A petition from Emily Allison, representing AEB Motorsports, LLC, for a Special Use Permit for a motor vehicle display lot at 300 West Fourth Street, Suite I.

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

Andrew Bauer, Vice President of AEB Motorsports spoke on behalf of the petitioner. He stated they were requesting a Special Use Permit to operate a motor vehicle display lot with four (4) designated parking spaces on the lot. He said they may utilize one (1) or two (2) of the designated spaces, but typically no inventory would be displayed on the lot. He added the lease agreement with the property owner provides for four (4) assigned parking spaces.

Alderman Sir inquired as to if there would be signage for the business.  
Mr. Bauer replied there would be no off-site signage, but they would have signage on the building.

Alderman Sir inquired as to if the vehicles would be stored on the lot during the purchase process.  
Mr. Bauer replied that they typically would not, as the transactions they enter into are for immediate resale.

Alderman Sir inquired as to if any of the vehicles purchased at auction would be stored or displayed on the lot.  
Mr. Bauer replied that ideally none of the inventory would be displayed or stored on the lot.

Alderman Sir inquired if no vehicles were to be displayed or stored on the lot, why was he requesting four (4) parking spots.  
Mr. Bauer replied it was a requirement to have a Missouri Dealer's License, and AEB Motorsports does not hold inventory.

No one spoke in support of the petition.  
No one spoke in opposition to the petition.

The public hearing was closed at 7:06 p.m.

Respectfully submitted,

(Original with signature on file)

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Tracy Campise, Acting Secretary

The meeting was called to order at 7:07 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Barry, Smith, Scheer, Pacino and Wilton. Ms. Gianino and Mr. Bieg were absent.

On motion by Mr. Barry, seconded by Mr. Smith and unanimously passed by those members in attendance, approving the Minutes from April 27, 2022 was continued to the May 25, 2022 meeting as due to a staff oversight, members did not receive the minutes in their packet for review.

**GUESTS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

- A. A petition from Joe Jasensky for a Special Use Permit for residential use in a commercial district at 532 Abby Lane.

Alderman Sir stated that without an approved Special Use Permit to allow for residential use it would be difficult to sell the property.

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 Alderman Sir, seconded by Mr. Smith and unanimously passed by those members in attendance, approval was recommended for a petition from Joe Jasensky for a Special Use Permit for residential use in a commercial district at 532 Abby Lane.

- B. A petition from Robyn Weaver, representing The Robyn's Nest, to amend the Planned Commercial zoning at 22A Dreyer Avenue to allow for an event center.

On motion by Mr. Smith, seconded by Mr. Wilton and unanimously passed by those members in attendance, approval was recommended for a petition from Robyn Weaver, representing The Robyn's Nest, to amend the Planned Commercial zoning at 22A Dreyer Avenue to allow for an event center.

- C. A petition from Robyn Weaver, representing The Robyn's Nest, for a Special Use Permit for an event center at 22A Dreyer Avenue.

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. Scheer, seconded by Mr. Smith and unanimously passed by those members in attendance, approval was recommended for a petition from Robyn Weaver, representing The Robyn's Nest, for a Special Use Permit for an event center at 22A Dreyer Avenue.

- D. A petition from Emily Allison, representing AEB Motorsports, LLC, for a Special Use Permit for a motor vehicle display lot at 300 West Fourth Street, Suite I.

Chairman Knapp stated this was a unique situation.

Alderman Sir stated that a condition of approval should be that no vehicles are displayed or stored on the property.

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 Alderman Sir, seconded by Mr. Scheer and unanimously passed by those members in attendance, approval was recommended for a petition from Emily Allison, representing AEB Motorsports, LLC, for a Special Use Permit for a motor vehicle display lot at 300 West Fourth Street, Suite I with the condition that no vehicles be stored or displayed on the property.

There being no further matters for discussion, on motion by Mr. Scheer, seconded by Mr. Pacino and unanimously passed by those members in attendance, the meeting was adjourned at 7:15 p.m.

**UPCOMING MEETINGS:**

- May 25, 2022
- June 15, 2022

Respectfully submitted,

(Original with signature on file)

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Tracy Campise, Acting Secretary