

The public hearing was called to order at 7:03 p.m. by Chairman Knapp.

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

- A. A petition from Michael McCusker, representing Modern Tech Equipment, LLC, for a Special Use Permit for the outdoor display and sales of commercial and industrial equipment at 18601 U.S. Highway 66 (continued from 4-29-20).

Notice of the Public Hearing was published in the Countian on March 7, 2020 and posted on the City's website.

Mr. Michael McCusker stated that he would be displaying from four (4) to six (6) pieces of equipment at a time.

Alderman Sir inquired as to if there would be any on-site repair work performed on any of the equipment.

Mr. McCusker replied that he would only perform service on them as he would not be performing any repairs, spraying or fabrication.

Mr. Smith asked for a description of the type of equipment that will be on display for sale.

Mr. McCusker stated that it would be recycling equipment for making mulch and compost, as well as concrete crushers, conveyors and screening equipment, noting that all equipment relates to the recycling industry.

Speaking in support of the petition was the property owner, Mr. Patrick Garaty of PTG Investments. He stated that he has known and done business with Mr. McCusker for over twenty (20) years, and believes the proposed use would be a nice fit for his property.

No one spoke in opposition to the petition.

The public hearing was closed at 7:09 p.m.

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

- B. A petition from Blake Hutchcraft, representing Scoreboard Automotive Sales and Leasing, for a Special Use Permit for a motor vehicle sales display lot at 1375 West Fifth Street.

Notice of the Public Hearing was published in the Countian on April 24, 2020 and posted on the City's website.

Mr. Blake Hutchcraft stated that they were located at 527 North Central Avenue and is proposing to relocate to the subject property, which was the former location of a motor vehicle display lot known as Fifth Street Motors. He said he is proposing the same type of business that was previously there, adding that he has already commenced performing some beautification measures. He stated that at this time he would be displaying and selling only motor vehicles and golf carts. He said they are not proposing any servicing of motor vehicles, but may propose such in the future if he constructs another building.

Mr. Knapp inquired as to how many vehicles he proposed to display on the lot.

Mr. Hutchcraft replied that there is room for seventy-two (72) vehicles, adding that as an Alderman once stated, the number of vehicles shouldn't matter as long as they look great. He stated that he displayed them well at his former location and at times had over fifty (50) vehicles displayed there.

Alderman Sir inquired as to if there were plans to resurface the existing hard surface area.

Mr. Hutchcraft said that he plans to do so, but does not presently have a time frame. He added that he already has bids, but does not yet know the timing due to factors relating to the COVID-19 situation.

Alderman Sir stated that motor vehicles can only be displayed on hard surfaces, and not in the grass. He added that this and other motor vehicle display lot requirements are set forth in the Municipal Code.

City Administrator Sabo stated that if the applicant proposes to expand the hard surfacing beyond that which currently exists, it would be an expansion in scope over the initial authority and he would need to apply for a new Special Use Permit.

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

The public hearing was closed at 7:16 p.m.

Respectfully submitted,

(Original with signature on file)

Craig E. Sabo, Acting Secretary

The meeting was called to order at 7:17 p.m. by Chairman Knapp.

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

Mr. Smith made a motion to approve the April 29, 2020 Minutes, seconded by Mr. Guise.

Mr. Barry stated that his last name was spelled incorrectly, which City Administrator Sabo noted staff would correct.

The Minutes from April 29, 2020 were unanimously approved, as amended.

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. A petition from Michael McCusker, representing Modern Tech Equipment, LLC, for a Special Use Permit for the outdoor display and sales of commercial and industrial equipment at 18601 U.S. Highway 66.

Alderman Sir stated that based on his site visit, he felt the proposed use was compatible with other activities being conducted in the area. He added that the applicant would not have an overabundance of equipment displayed for sale on the property, so he has no issues with the proposed use.

Mr. Smith stated that he agreed with Alderman Sir's assessment.

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, approval was recommended for a petition from Michael McCusker, representing Modern Tech Equipment, LLC, for a Special Use Permit for the outdoor display and sales of commercial and industrial equipment at 18601 U.S. Highway 66.

- B. A petition from Blake Hutchcraft, representing Scoreboard Automotive Sales and Leasing, for a Special Use Permit for a motor vehicle sales display lot at 1375 West Fifth Street.

Mr. Knapp stated that the applicant always ran a nice operation at his former location and would think he would do so at the proposed location.

Alderman Sir agreed that in his experience the applicant ran a very neat operation and is in favor of his relocation to the subject property.

Mr. Barry also agreed, adding that he is pleased the applicant offers golf carts for sale.

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. Barry, seconded by Mr. Diekmann and unanimously passed, approval was recommended for a petition from Blake Hutchcraft, representing Scoreboard Automotive Sales and Leasing, for a Special Use Permit for a motor vehicle sales display lot at 1375 West Fifth Street.

- C. A petition from Ed Gershenson, representing Gershenson Construction Company, Inc. for site plan approval at 2 Truitt Drive.

Mr. Ed Gershenson stated that his company has been at their current location since 2000, and they are proposing to construct an office building addition to the west side, and a workshop building addition to the east side. He said they are also increasing their parking area in the front and rear of the building. He added that they have previously received approval to reconfigure the cul-de-sac to allow for more space in the front of their building. He stated that the grade adjustments would allow for the elimination of stairs which will make building access easier.

On motion by Mr. Guise, seconded by Alderman Sir and unanimously passed, approval was granted for the site plan as presented at 2 Truitt

ADDITIONAL BUSINESS:

Mr. Smith stated that he has observed a number of trucks parked in the Legends Corporate Center parking lot and was curious as to why they were there.

City Administrator Sabo replied that he wasn't certain, but perhaps they belong to MoDOT subcontractors, as he knows they are presently mobilizing vehicles and equipment in the area in preparation for an upcoming pavement rehabilitation project on Interstate 44.

There being no further matters for discussion, on motion by Alderman Sir, seconded by Mr. Guise and unanimously passed, the meeting was adjourned at 7:25 p.m.

UPCOMING MEETINGS:

- May 27, 2020
- June 10, 2020

Respectfully submitted,

(Original with signature on file)

Craig E. Sabo, Acting Secretary