

The public hearing was called to order at 7:00 p.m. by Secretary Gianino.

Present at roll call were: Secretary Gianino, Alderman Sir and members Scheer, Knapp, Wilton, Soll and King (Members Smith and Barry were absent). Also in attendance was City Administrator Craig Sabo.

- A. A petition from Puff Smoke Shop, Inc. for a Special Use Permit to operate a liquid and gaseous nicotine product establishment at 187 Eureka Towne Center Drive.

Notice of the Public Hearing was published in the Countian on September 22, 2023 and posted on the City's website.

Secretary Gianino inquired as to if anyone was present to speak on behalf of Puff Smoke Shop, Inc. No one announced their presence to address the Commission. Secretary Gianino stated she would move to Item B on the agenda and return to this item after the other public hearings.

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

- B. A petition from Central Baptist Church for rezoning of an approximately 0.17 acre parcel from R-4 (SingleFamily Residential) to Commercial located at 611 North Central Avenue, legally described as Block 1, Lot 1 of the Eureka Heights Subdivision as recorded in Plat Book 08247, Page 0894 of the St. Louis County records (Locator No. 29V630379).

Pastor Gard spoke on behalf of Central Baptist Church. He stated that upon Central Baptist Church applying for a sign permit they realized they needed to rezone the property. Pastor Gard stated that the Healing Grace Clinic provides primary care, vision and psychological services to lower income and impoverished individuals. He added that the health care services are provided in cooperation with St. Luke's Hospital.

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 7:03 p.m.

- C. A petition initiated by the City of Eureka for rezoning of an approximately 0.43 acre parcel from Commercial to R-4 (Single-Family Residential) at 208 Sheerin Avenue as recorded in Book 25002, Page 3245 of the St.Louis County records (Locator No. 29V240671).

City Administrator Sabo spoke on behalf of the City. He stated that several months ago when the City rezoned a number of parcels from Planned Commercial to Commercial, this parcel along with the property located at 105 West Avenue were inadvertently rezoned from Planned Commercial to Commercial, adding that the intent at the time was to rezone the parcels to R-4 Residential.

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

C. CONT'D.

The public hearing was closed at 7:03 p.m.
The public hearing was opened at 7:04 p.m.

- D. A petition initiated by the City of Eureka for rezoning of an approximately 0.22 acre parcel from Commercial to R-4 (Single-Family Residential) at 105 West Avenue as recorded in Book 23908, Page 2466 of the St. Louis County records (Locator No. 29V331531).

City Administrator Sabo again spoke on behalf of the City. He stated that his previous remarks regarding 208 Sheerin Avenue apply to this petition as well.

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

The public hearing was closed at 7:05 p.m.
The public hearing was opened at 7:06 p.m.

The Planning and Zoning Commission returned to the petition from Puff Smoke Shop, Inc.

- A. A petition from Puff Smoke Shop, Inc. for a Special Use Permit to operate a liquid and gaseous nicotine product establishment at 187 Eureka Towne Center Drive.

Secretary Gianino again announced the petition from Puff Smoke Shop to be presented to the Commission. No one in the audience acknowledged being the petitioner.

Alderman Sir stated this was the same type of business approved for other locations. City Administrator Sabo stated that it has been approved elsewhere, and there are other retailers selling such products such as service station convenience stores and grocery stores.

Alderman Sir stated that it may be difficult to deny the application based on it being the same products, adding that the other business was located by Six Flags. City Administrator Sabo agreed that the facility near Six Flags adjacent to Fastenal has a Special Use Permit to operate such a business.

Mr. Soll inquired as to if they would be selling "Whippets", which is a nickname for Nitrous Oxide propellants attached to canisters used in high end baking for things such as whipped cream, that people are misusing by inhaling it to get high. He noted that while they are not illegal, there was an incident in the City of Ballwin resulting in a fatality.

Mr. Knapp inquired as to if there could be a stipulation to the approval of this petition. City Administrator Sabo stated that he thought there could be a problem with prohibiting something that is not illegal at a particular business, but would confer with the City Attorney, and possibly the Board of Aldermen to determine if it is something warranting a review generally at a City-wide level

D. CONT'D.

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

Respectfully submitted,

(Original with signature of file)

Tracy Campise, Acting Secretary

The meeting was called to order at 7:10 p.m. by Secretary Gianino.

Present at roll call were: Secretary Gianino, Alderman Sir and members Scheer, Knapp, Wilton, Soll and King (Members Smith and Barry were absent). Also in attendance was City Administrator Craig Sabo.

On motion by Alderman Sir, seconded by Mr. Soll and unanimously passed by those members in attendance (Ms. Gianino abstained), the Minutes from June 14, 2023 were approved.

GUESTS:

OLD BUSINESS:

NEW BUSINESS:

- A. A petition from Puff Smoke Shop, Inc. for a Special Use Permit to operate a liquid and gaseous nicotine product establishment at 187 Eureka Towne Center Drive.

Secretary Gianino 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. Knapp, seconded by Alderman Sir and unanimously passed by those members in attendance, approval was recommended for a petition from Puff Smoke Shop, Inc. for a Special Use Permit to operate a liquid and gaseous nicotine product establishment at 187 Eureka Towne Center Drive.

- B. A petition from Central Baptist Church for rezoning of an approximately 0.17 acre parcel from R-4 (Single-Family Residential) to Commercial located at 611 North Central Avenue.

Mr. Scheer stated this service was a great help to the City of Eureka.

On motion by Mr. Soll, seconded by Mr. Wilton and unanimously passed by those members in attendance, approval was recommended for a petition from Central Baptist Church for rezoning of an approximately 0.17 acre parcel from R-4 (Single-Family Residential) to Commercial located at 611 North Central Avenue.

- C. A petition initiated by the City of Eureka for rezoning of an approximately 0.43 acre parcel from Commercial to R-4 (Single-Family Residential) at 208 Sheerin Avenue.

On motion by Mr. Scheer, seconded by Mr. Knapp and unanimously passed by those members in attendance, approval was recommended for a petition from the City of Eureka for rezoning of an approximately 0.43 acre parcel from Commercial to R-4 (Single-Family Residential) at 208 Sheerin Avenue.

- D. A petition initiated by the City of Eureka for rezoning of an approximately 0.22 acre parcel from Commercial to R-4 (Single-Family Residential) at 105 West Avenue.

D. CONT'D.

On motion by Mr. Wilton, seconded by Mr. Scheer and unanimously passed by those members in attendance, approval was recommended for a petition from the City of Eureka for rezoning of an approximately 0.22 acre parcel from Commercial to R-4 (Single-Family Residential) at 105 West Avenue.

ADDITIONAL BUSINESS:

Mr. Knapp stated that attendance at Eureka Days was disappointing. He inquired as to when the City chooses the dates for Eureka Days, adding that the City of Pacific had an event at the same time. He inquired as to if other events in the area are taken into consideration when Eureka Days is scheduled.

Ms. Gianino stated Eureka Days was also on the same day as the Homecoming which prevented people from attending. She added that the event held in Pacific at the same time was their rodeo.

Mr. Knapp inquired as to what the protocol was for planning Eureka Days. Alderman Sir replied that the Parks Department determines the dates. City Administrator Sabo stated he would confer with their staff.

Mr. Knapp inquired as to the status of the Allenton Bridge replacement project. City Administrator Sabo stated that he presently anticipates soliciting bids for the project by the end of the year.

Mr. Knapp inquired as to how many years the Proposition E Sales Tax would be in effect. City Administrator Sabo stated that he believed approximately fourteen (14) years remain.

Ms. Gianino welcomed new Commission member Mr. King.

There being no further matters for discussion, on motion by Mr. Knapp, seconded by Mr. King and unanimously passed by those members in attendance, the meeting was adjourned at 7:20 p.m.

UPCOMING MEETINGS:

- October 25, 2023
- November 15, 2023

Respectfully submitted,

(Original with signature on file)

Tracy Campise, Acting Secretary