

PUBLIC HEARING 6:30 P.M.

Chairman Stefanko called the Public Hearing to order at 6:38 p.m.

Present at roll call were Commissioner Duggan, Commissioner Sims, and Commissioner Cummins. Commissioners Hanner, Commissioner Pollihan, Mayor Burt and Alderman Goodman were absent.

Also present was Michelle Laure, the property owner.

There were statements from the neighbors for the Public Hearing to rezone 4648 Highway Z. from C-1 (Restricted Commercial) to C-2 (General Commercial).

Mr. Ken Birk was concerned with the option of C-2 being passed on if the property would be sold. It has been C-1 for a long time and C-2 has more options, more versatility, but some may not be acceptable. There is little visibility and a narrow public access easement. There is concern with the setbacks for commercial use to rezone.

Mr. Randy Hoff, HOA President for Nicole Parc, questioned which buildings (there are 3) have electricity, water and sewer.

Mr. Tom Centorbi was concerned with the narrow lot and ongoing legal issues with the 30 ft. easement.

Andy and Donna Wheeler were questioning the uses for C-2 properties. They are concerned with school age children having access to some of the businesses allowed. They would like to see the small-town feel of New Melle to stay as is.

Laurie Grainger agreed with many of the previous comments and addressed the “S” curve of State Hwy Z as a safety concern for entering and exiting the property. Speeding on that section of highway is already a problem. Additional traffic would be hazardous.

Owner Michelle Laure responded to the residents concerns and commented that C-1 limits the possible renting of the property. C-2 would allow more availability. They currently do not have a plan for the property as C-1. They have no malicious intent and are open to preserving the rural, small-town atmosphere of New Melle.

Commissioner Sims made a motion to close the meeting, seconded by Commissioner Duggan. Motion passed unanimously.

Chairman Stefanko closed the Public Hearing at 7:00 p.m.

REGULAR MEETING 7:00 P.M.

Chairman Stefanko called the meeting to order at 7:01 p.m.

Present at roll call were Commissioner Duggan, Commissioner Sims, and Commissioner Cummins. Commissioners Hanner, Commissioner Pollihan, Mayor Burt and Alderman Goodman were absent.

APPROVAL OF AGENDA

Commissioner Duggan made a motion, seconded by Commissioner Cummins, to approve the agenda. Motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Duggan made a motion, seconded by Commissioner Sims, to approve the Minutes of the Regular Meeting of November 12, 2024. Motion passed unanimously.

OPEN FORUM

There were no comments for Open Forum.
Chairman Stefanko closed Open Forum at 7:03 p.m.

NEW BUSINESS

1. The Commission set a date for the Public Hearing for the application to rezone 3705 Mill Street from C-1 to C-2. Grandview Garage Door requested to rezone. Commissioner Sims made a motion to set the date for the Public Hearing for January 7, 2025 at 6:30 P.M. Commissioner Duggan seconded. Motion passed unanimously.
2. There was a review of the Preliminary Plat for Auden Meadows by the Commission. No changes from the initial plan were noted. Commissioner Sims made a motion to recommend approval to the Board of Aldermen for the Preliminary Plat of Auden Meadows, seconded by Commissioner Cummins. Motion passed unanimously.
3. The vote to approve the Rezoning of 4648 Highway Z, Laure Properties, from C-1 (Restricted Commercial) to C-2 (General Commercial) was put before the Commission.

The Roll Call vote is as follows:

Chairman Stefanko – nay	Commissioner Duggan – nay
Commissioner Hanner – absent	Commissioner Sims – nay
Commissioner Cummins – nay	Commissioner Pollihan - absent

The nays have the majority. The Rezoning Application for 4648 Highway Z will not move forward to the Board of Aldermen.

The next Planning and Zoning Meeting will be Tuesday, January 7, 2025, at 7:00 p.m., following the Public Hearing, at City Hall, 145 Almeling St., New Melle, MO 63365

ADJOURNMENT

A motion to adjourn was made by Commissioner Cummins and seconded by Commissioner Sims. Motion passed unanimously. Meeting adjourned at 7:23 p.m.