

PUBLIC HEARING 6:30 P.M.

Chairman Stefanko called the Public Hearing to order at 6:30 p.m.

Present at roll call were Commissioner Duggan, Commissioner Cummins, Commissioner Pollihan., Commissioner Sims, Mayor Burt, and Alderman Gust.

Also present was Brent Haller, the petitioner for rezoning.

Rezoning 3643 Mill St. from R-1C to R-1D:

Neighbor Tina Janitch questioned the drainage from the property. Cochran Engineering had reviewed the survey and determined that at this time there is no impact on drainage from the proposed lot division. If a site plan would be presented to build a residence, the impact of drainage would be addressed at that time.

Rezoning 4578 Highway Z from C-2 to C-3:

Also present was Rick Hawkins from Coldwell Banker and Pedro and Tanya Carillo from Luxurious Lawn Care, petitioners for rezoning.

Neighboring property owner Nick Block noted several issues with the intended use of the property: 1) drainage from the property is directly into his back yard and is not acceptable. 2) The proposed entrance to the property and gravel lot is not only a safety issue, but distracts from the property value of the residents of Nicole Parc.

Nicole Park resident Ken Birk also had comments for the proposed rezoning: 1) the traffic at that location would definitely be a safety issue, it's already a bad intersection. 2) the 2019

Comprehensive Plan shows that a gravel lot storage area is not a good fit for that location. 3) a gravel lot and fenced area devalue the Nicole Parc properties.

Neighbor Allen Hanner also confirmed the stated issues and added the garage that is on the property line needs to be removed and the drive is out of compliance with set-backs.

Resident Randy Hoff also noted the proposed plan does not include a retention basin, which would be a requirement.

After no further comments Commissioner Cummins made a motion to close the meeting, seconded by Commissioner Duggan. Motion passed unanimously.

Chairman Stefanko closed the Public Hearing at 6:47 p.m.

REGULAR MEETING 7:00 P.M.

Chairman Stefanko called the meeting to order at 7:15 p.m.

Present at roll call were Commissioner Duggan, Commissioner Pollihan, Commissioner Cummins, Commissioner Sims, Mayor Burt and Alderman Gust.

APPROVAL OF AGENDA

Commissioner Pollihan made a motion, seconded by Commissioner Sims to approve the agenda. Motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Sims made a motion, seconded by Commissioner Duggan, to approve the Minutes of the Regular Meeting of November 4, 2025. Motion passed unanimously.

OPEN FORUM

There were no comments for Open Forum.
Chairman Stefanko closed Open Forum at 7:16 p.m.

OLD BUSINESS

1. There was a brief discussion of the response from the Vape/Smoke Shop inquiry. As of this date there has been no further response from that business.

NEW BUSINESS

1. The vote to approve the Application to Rezone 3643 Mill St., Billie Haller property, from R-1C (Single Family Residential) to R-1D (Single Family Residential) was put before the Commission.

The Roll Call vote is as follows:

Chairman Stefanko – aye	Commissioner Duggan – aye
Commissioner Sims – aye	Commissioner Pollihan - aye
Commissioner Cummins -abstained	

The ayes have the majority. Commissioner Sims made a motion to recommend approval to the Board of Aldermen to rezone 3643 Mill St. from R-1C to R-1D (two lots), seconded by Commissioner Duggan. Motion passed unanimously.

2. The vote to approve the Application to Rezone 4578 Hwy Z, Blondin Real Estate Property, from C-2 (General Business) to C-3 (Highway Commercial) was put before the Commission.

The Roll Call vote is as follows:

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

The nays have the majority. Commissioner Duggan made a motion to deny approval to the Board of Aldermen to rezone 4578 Hwy. Z from C-2 to C-3, seconded by Commissioner Cummins. Motion passed unanimously.

3. The site improvement plans for the Quarry at 3960 Hwy Z have been approved by Cochran Engineering. Commissioner Duggan made a motion to recommend approval to the Board of Aldermen, seconded by Commissioner Cummins. Motion passed unanimously. The site improvement plans for the Quarry at 3960 Hwy Z will be presented to the Board of Aldermen for approval.
4. The Commission voted to consider an amendment to Ordinance 235, Food Service Establishment Code to include Food Truck licensing and a Business License to operate in the City of New Melle. The Commission will pursue writing an amendment.

CODE ENFORCEMENT REPORT

Code Enforcement Officer, Tony Follmer, has been addressing concerns for clean-up and grass/brush maintenance at 110 Almeling St. The owners will see it is maintained. Also on his list is New Melle Automotive and the condition of the building and property. He is working with the owner to resolve those issues.

A suggestion was made to have the next meeting at 6:00 p.m. to discuss the changes to the Food Service Establishment code. The next Planning and Zoning Meeting will be Tuesday, January 6, 2026, at 6:00 p.m., at City Hall, 145 Almeling St., New Melle, MO 63365

ADJOURNMENT

A motion to adjourn was made by Commissioner Duggan and seconded by Commissioner Cummins. Motion passed unanimously. Meeting adjourned at 7:35 p.m.