

REGULAR MEETING

Chairman Stefanko called the meeting to order at 7:08 p.m.

Present at roll call were Commissioner Duggan, Commissioner Hanner, Commissioner Sims, Mayor Burt and City Clerk, Marcia Gay. Alderman Goodman was absent.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Commissioner Duggan made a motion, seconded by Commissioner Hanner to approve the Minutes of the Regular Planning and Zoning Meeting of June 4, 2024. Motion passed unanimously.

OPEN FORUM

Ms. Laurette Nelson, 3669 Mill St., addressed the Commission regarding the water district construction on Mill St. Ms. Nelson is documenting the damage caused by the construction crew hired by PWSD#2 for the excavation of the waterline upgrades. She has damage to her basement and basement walls due to the heavy equipment and construction. Water has leaked into her yard and basement. She was encouraged to contact PWSD#2 as this is not a city project. Also brought to the attention of the Commission is the brush, trash and shipping container adjacent to her property. It is unsightly and attracts unwanted varmints.

Ms. Leslie Limberg, 102 Redfern, had a question about a New Frontier Road plan – the Commission had not heard about this road. It's probably a St. Charles County project.

Open Forum was closed by Commissioner Stefanko at 7:23 p.m.

OLD BUSINESS

There were no items for Old Business

NEW BUSINESS

1. The Planning and Zoning Commission reviewed the proposed Bill 499, Ordinance 484; Title IV Land Use, Chapter 405 Zoning Ordinance, addition of classification "R-1E". A typo correction was made and the Commission approved the change to the Ordinance. Commissioner Duggan made a motion, Commissioner Sims seconded. All – aye. Motion passed unanimously and recommended the Bill to move forward to the Board of Aldermen for approval.
2. The Commission reviewed the annexation procedures for the city of New Melle. The procedure validates the 15% contiguous with the existing city limit to be voluntarily annexed. Also brought forward was whether an Annexation Agreement with the City of O'Fallon should be considered. That item was tabled.
3. The Commission discussed the political sign regulations as noted in the ordinance. Some of the signs are out of compliance with the city regulations and also with State statutes. With the upcoming elections, an effort should be made to instruct the public of the size regulations and the Commission questioned if Federal or State statutes override the city regulations.

The next Planning and Zoning Meeting will be Tuesday, August 6, 2024, at 7:00 p.m.

ADJOURNMENT

A motion to adjourn was made by Commissioner Sims and seconded by Commissioner Hanner. Motion passed unanimously. The meeting was adjourned at 7:50 p.m.