

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 Cummins, Commissioner Sims, Alderman Gust and Mayor Burt. Commissioner Pollihan and Code Enforcement Officer Follmer were absent.

APPROVAL OF AGENDA

Commissioner Cummins 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 Cummins, to approve the Minutes of the Regular Meeting of October 7, 2025. Motion passed unanimously.

OPEN FORUM

Mr. Shah Ali spoke to the Commission in regards to opening a smoke and vape shop at Suite 102 at 30 W. Hwy Z. This would not be a dispensary and would sell items related to CBD and vape products. He owns 5 shops in other municipalities. The Commission will take the application into consideration and report at the next P&Z meeting.

Chairman Stefanko closed Open Forum at 7:11 p.m.

OLD BUSINESS

1. The Planning and Zoning Commission reviewed the application to rezone the property at 3643 Mill St, from R-1C to R-1D and dividing the property to two (2) lots. A Public Hearing for the rezoning was set for December 2, 2025 at 6:30, before the Regular Meeting for Planning and Zoning at 7:00.

NEW BUSINESS

1. The Commission reviewed the Preliminary Plans for improvements on the Quarry property at 3960 Hwy Z. St. Charles Engineering is working with the owners for a site plan and applications relevant to proposed buildings and improvements, such as additional parking, food truck court, pickleball courts, restrooms and pavilions.

CODE ENFORCEMENT

The Code Enforcement Officer was not present. He did report that several properties were being addressed for clean-up, grass and brush mowing.

The next Regular Planning and Zoning Meeting will be Tuesday, December 2, 2025, at 7:00 p.m., at City Hall, 145 Almeling St., New Melle, MO 63365

It will be preceded by a Public Hearing for rezoning at 6:30 p.m.

ADJOURNMENT

A motion to adjourn was made by Commissioner Cummins and seconded by Commissioner Sims. Motion passed unanimously. Meeting adjourned at 7:45 p.m.