

REGULAR MEETING 6:00 P.M.

Chairman Stefanko called the meeting to order at 6:02 p.m.

Present at roll call were Commissioner Duggan, Commissioner Sims, and Commissioner Cummins and Commissioner Pollihan. Commissioner Hanner, Mayor Burt and Alderman Goodman 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 Sims to approve the Minutes of the October 1, 2024, Planning and Zoning Meeting. Motion passed unanimously.

Commissioner Duggan made a motion, seconded by Commissioner Sims to approve the Minutes of the October 28, 2024, Public Hearing and Special Planning and Zoning Meeting. Motion passed unanimously.

OPEN FORUM

There were no comments for Open Forum.

Chairman Stefanko closed Open Forum at 6:07 p.m.

OLD BUSINESS

The Planning and Zoning Commission reviewed the R-3 Multi-family Zoning Ordinance. It was discussed that the Commission does not think the infrastructure of the city can support a multi-family unit. The sewer system is at capacity and the streets would not be compliant with additional traffic generated by a multi-family/apartment building. Commissioner Cummins made a motion to remove the R-3 Zoning designation from the City of New Melle Zoning Ordinance, Commissioner Duggan seconded. Motion passed unanimously. The decision will be brought to the Board of Aldermen for approval.

NEW BUSINESS

1. Planning and Zoning noted that St. Charles County sends notifications of any Zoning Map Amendment for property located within 1-1/2 miles of the city. Property at the corner of Hwy D, Benne/Hueffmeier Rd. is currently requesting rezoning from AG to RR.

2. Planning and Zoning reviewed the application to rezone 4648 Hwy Z from C-1 to C-2. A Public Hearing will be scheduled for December 10, 2024 at 6:30 p.m. The Regular Planning and Zoning meeting will follow.

3. The Commission reviewed and discussed Chapter 405 Zoning Ordinance, Article IX Prohibited Uses, Section 405.480 for storage trailers, trucks over (1) ton, boats and recreational vehicle or other recreational equipment. It was agreed that the ordinance needs further review to rewrite the language of the ordinance. As a recommendation to the Board of Aldermen Commissioner Cummins made a motion to hire a part-time Code Enforcement Officer to make educated decisions for Code Violations, Commissioner Duggan seconded, motion passed

unanimously. The recommendation will be brought forward at the next Board of Aldermen meeting.

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

ADJOURNMENT

A motion to adjourn was made by Commissioner Sims and seconded by Commissioner Duggan. Motion passed unanimously. Meeting adjourned at 7:14 p.m.