

PUBLIC HEARING 6:30 P.M.

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

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

There were no comments for the Public Hearing for Voluntary Annexation of 678 Foristell Rd., property of J Brothers Land, LLC. Commissioner Duggan made a motion to close the meeting, seconded by Commissioner Sims. Motion passed unanimously.

Chairman Stefanko closed the Public Hearing at 6:45 p.m.

REGULAR MEETING 7:00 P.M.

Chairman Stefanko called the meeting to order at 7:00 p.m.

Present at roll call were Commissioner Duggan, Commissioner Sims, and Commissioner Hanner. Also present was Mayor Burt. 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 July 2, 2024, Planning and Zoning Meeting. Motion passed unanimously.

OPEN FORUM

Mr. Ernie Arteaga, 3611 Schutzen St., complimented the Commission on being proactive with actively going forward with annexation applications and protecting the interests of our community.

Ms. Tara Keune, 4462 Hopewell Rd., also spoke about annexation for St. Charles County residents that are alarmed about the City of O'Fallon expressing annexation as far as Schwede Rd. Ms. Keune would like to preserve the rural atmosphere of New Melle for the future and limit high density growth in the New Melle area.

Chairman Stefanko closed Open Forum at 7:38 p.m.

OLD BUSINESS

No items for old business were presented.

NEW BUSINESS

1. A review of Chapter 405 Article IV Section 405.160 "R-3" Apartment District/Multifamily Housing designation was discussed. Commissioner Sims made a motion to remove the designation from New Melle Ordinances. Commissioner Duggan seconded. Motion passed

unanimously. The Commission recommended to move to the Board of Aldermen for approval to remove the designation.

2. The vote to approve the Voluntary Annexation of 63.4 acres at 678 Foristell Rd., J Brothers Land LLC, was put to the Commission. Commissioner Duggan made a motion to accept the Application for Voluntary Annexation, seconded by Commissioner Sims. Motion passed unanimously.

The Roll Call vote is as follows:

Chairman Stefanko – aye
Commissioner Hanner – aye

Commissioner Duggan – aye
Commissioner Sims – aye

Approved - the proposed Voluntary Annexation will move to the Board of Alderman for approval at the next BOA Meeting August 13, 2024.

The next Planning and Zoning Meeting will be Tuesday, September 3, 2024, 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 7:44 p.m.