

**REGULAR MEETING**

Chairman Nelson called the meeting to order at 7:10 p.m.

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Commissioner Duggan made a motion, seconded by Chairman Hanner to approve the Minutes of the Regular Planning and Zoning Meeting of December 6, 2022. Motion passed unanimously.

Commissioner Stefanko made a motion, seconded by Chairman Duggan to approve the Minutes of the Planning and Zoning Special Meeting of December 19, 2022. Motion passed unanimously.

**OPEN FORUM**

Mayor Burt spoke during Open Forum regarding new building design and the aesthetics of keeping the town area of New Melle an established district of historic integrity. The question of constructing an outlined historic district with setbacks and rules set in an ordinance to maintain the history of the town was introduced. Also, should this be a mixed-use area combining commercial storefronts and a residential community. Planning and Zoning agreed to continue with such a plan. Chairman Nelson closed Open Forum at 7:40 p.m.

**OLD BUSINESS**

1. No old business was introduced.

**NEW BUSINESS**

1. The Sign Permit for the New Melle Food Co-op at 3560 Mill St. was presented to the Planning and Zoning Commission for approval. Commissioner Duggan made a motion to approve the Sign Permit, Commissioner Hanner seconded the motion. Motion passed unanimously. Recommendation for approval will move forward to the Board of Aldermen.
2. Discussion regarding the use of property within the City of New Melle for an Airbnb or short term rental brought many questions for moving forward for an ordinance to regulate the requests for those possibilities. Should the city follow regulations enacted by the city of Augusta to limit the number of short-term rentals in comparison to permanently occupied residences. Augusta has set a limit in their ordinance of 15 for their city. Topics for further discussion at the next meeting will be:
  1. The historic preservation of the City of New Melle

2. Should the City regulate dispensary's now that the State of Missouri has passed laws allowing for personal use of cannabis.
3. Should the City of New Melle put a cap on the number of Airbnb/short term rentals.
4. When considering the outlined part of the city for a historic district, should any rebuilding/renovating of existing structures be held to the current setbacks allowed for residential or can construction/reconstruction be allowed in the existing footprint.
5. Planning and Zoning should introduce an ordinance to outline architectural codes to maintain the historic integrity of the city. This would include any requests for multi-family buildings, including size and number of units.

The next Planning and Zoning Meeting will be Tuesday, February 7, 2023, at 7:00 p.m.

#### **ADJOURNMENT**

A motion to adjourn was made by Commissioner Stefanko and seconded by Commissioner Hanner. Motion passed unanimously. The meeting was adjourned at 8:15 p.m.