

PUBLIC HEARING 6:30 P.M.

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

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

Also present were Darren and Bonna Salyer, the petitioners for rezoning.

There were several questions for the Public Hearing to rezone 3705 Mill St. from C-1 (Restricted Commercial) to C-2 (General Commercial).

Ms. Laurette Nelson wanted to be assured there would be covered storage and no scrap metals would be uncovered. The Salyers confirmed any waste materials would be in waste dumpsters and surrounded by a fence.

Mr. Salyer also noted the building would remain the same as currently designed – except for paint and a commercial door for entry. They are not expecting a lot of walk-in traffic although there will be an office and small showroom for garage door samples.

Commissioner Cummins noted that C-2 Zoning allows for general construction business and the garage door business falls under that category.

After no further comments Commissioner Duggan made a motion to close the meeting, seconded by Commissioner Cummins. Motion passed unanimously.

Chairman Stefanko closed the Public Hearing at 6:47 p.m.

REGULAR MEETING 7:00 P.M.

Chairman Stefanko called the meeting to order at 7:03 p.m.

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

APPROVAL OF AGENDA

Commissioner Cummins made a motion, seconded by Commissioner Pollihan, to approve the agenda. Motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Cummins made a motion, seconded by Commissioner Pollihan, to approve the Minutes of the Public Hearing of December 10, 2024. Motion passed unanimously.

Commissioner Duggan made a motion, seconded by Commissioner Pollihan, to approve the Minutes of the Regular Meeting of December 10, 2024. Motion passed unanimously.

OPEN FORUM

There were no comments for Open Forum.

Chairman Stefanko closed Open Forum at 7:04 p.m.

OLD BUSINESS

1. The question of annexation status was brought up by the Commission. Mr. Nathan Bibb provided information regarding a 'buffer zone' between Wentzville and O'Fallon city limits that could be an option for New Melle. An agreement for providing limitations for annexation growth between the cities may be beneficial. The Commission will continue discussion about the option.
2. Commissioner Cummins had a question about city taxes and how the county assesses values on property. It was noted that St. Charles County dictates the assessments.

NEW BUSINESS

1. The vote to approve the Application to Rezone 3705 Mill St., Grandview Garage Door, LLC, from C-1 (Restricted Commercial) to C-2 (General Commercial) was put before the Commission.

The Roll Call vote is as follows:

Chairman Stefanko – aye	Commissioner Duggan – aye
Commissioner Hanner – absent	Commissioner Sims – absent
Commissioner Cummins – aye	Commissioner Pollihan - aye

The ayes have the majority. Commissioner Pollihan made a motion to recommend approval to the Board of Aldermen to rezone 3705 Mill St. from C-1 (Restricted Commercial) to C-2 (General Commercial), seconded by Commissioner Duggan. Motion passed unanimously.

The next Planning and Zoning Meeting will be Tuesday, February 4, 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 Duggan and seconded by Commissioner Cummins. Motion passed unanimously. Meeting adjourned at 7:28 p.m.