



PLANNING & ZONING COMMISSION

MEETING DATE: FEBRUARY 23, 2021
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:27 PM
NEXT P&Z MEETING: TUESDAY, MARCH 30, 2021 @ 6:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, MARCH 8, 2021 @ 6:00PM

ROLL CALL

NAME:	PRESENT:	EXCUSED:
WILLIAM HARDRICK	X	
STEVE OLSEN		X
MARK GIROUX	X	
JIM WADE		X
MAYOR MIKE SCHNEIDER	X	
BETH RUCKMAN, CHAIRWOMAN	X	
SPECIAL COUNCIL, NEWTON MCCOY	X	
COUNCILWOMAN LISA RIDOLFI		X
KEN CROWDER	X	
LES DILLS	X	
LESLIE FERGUSON	X	
KIRBY BARNARD, COMMUNITY DEVELOPMENT	X	
KADI SANDERS, ZONING COORDINATOR	X	

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBERS

APPROVAL OF MINUTES:

Ken Crowder made a motion to approve the minutes as presented from the December 29, 2020, Planning and Zoning meeting. Les Dills seconded the motion. Motion carried.

Ken Crowder made a motion to approve the minutes as presented from the January 26, 2021, Planning and Zoning meeting. Les Dills seconded the motion. Motion carried.

PUBLIC HEARING:

Chairwoman Ruckman explained the Planning & Zoning Commission is an advisory board. All approvals are granted by the City Council. She also read the following code sections regarding expiration of Conditional Use Permit(s) and Site Plan approval(s):

Section 400.635 Expiration of Site Plan Approval.

The site plan approval shall expire, and be of no effect, one hundred eighty (180) days after the date of final approval thereof, unless within such time a building permit for any proposed work authorized under the said site plan approval has been issued. The site plan approval shall expire and be of no effect three hundred sixty (360) days after the date of its issuance, if construction has not begun and been pursued diligently on the property.

Section 400.695 Failure to Commence Construction or Operation.

Unless otherwise stated in the conditions of a particular conditional use permit, substantial work, construction, or operation of the conditional use, where construction is not required, shall commence within six (6) months of the effective date of the permit unless such time period is extended through appeal to and approval by the Planning and Zoning Commission. If no appeal is made, or no extension of time is received or granted, the permit shall immediately terminate upon expiration of the six (6) month period. When the conditional use permit commences, evidence of commencement will be the issuance of a building permit, if construction is required, or an occupancy permit, if construction is not required.

2347 WOODSON RD – ZONING MAP AMENDMENT & LOT CONSOLIDATION

Michael Bruce of CEDC addressed the Commission on behalf of Sunset Properties (Dobbs Auto & Tire) regarding the applications submitted for a Zoning Map Amendment of 2347 Woodson Road and the Lot Consolidation of 2347 Woodson Road and 2349 Woodson Road.

Kirby Barnard, Director of Community Development stated he is not privy to future plans related to development of the lot. The representative stated, at this time, there is no plan to develop the lot.

Newton McCoy, Special Counsel, discussed the nature of the applications presented to the Commission and stated as a matter of process the Commission should consider the map amendment application followed by the lot consolidation application.

There were no comments from the audience.

There were no comments from Commission members.

Mark Giroux made a motion to recommend approval of the Zoning Map Amendment of 2347 Woodson Road from “PD-R” Planned Development – Residential to “C-2” General Commercial. Les Dills seconded the motion. Motion carried.

Les Dills made a motion to recommend approval of the Lot Consolidation of 2347 Woodson Road and 2349 Woodson Road as presented. William Hardrick seconded the motion. Motion Carried.

8510 LACKLAND RD – OVERLAND METALS – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

George Stock of Stock and Associates addressed the Commission on behalf of the property owner Andrew Spann to request approval of the conditional use permit and site plan in relation to outside storage.

Kirby Barnard, Director of Community Development gave a brief history of the property.

Special Counsel, Newton McCoy discussed the outside storage areas and containers.

There were no comments from the audience.

Mark Giroux commented in support of the business.

Leslie Ferguson inquired as to security.

Ken Crowder made a motion to recommend approval of the conditional use permit with stipulations as presented. Mark Giroux seconded the motion. Motion carried.

Les Dills made a motion to recommend approval of the site plan contingent upon variance approvals. Mayor Mike Schneider seconded the motion. Motion carried.

NEW BUSINESS/OLD BUSINESS:

There was a brief discussion related to WebEx operation.

ADJOURNMENT:

William Hardrick made a motion to adjourn. Mark Giroux seconded the motion. Motion carried.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning