



PLANNING & ZONING COMMISSION

MEETING DATE: JULY 25, 2023
LOCATION: COUNCIL CHAMBERS, 9119 LACKLAND ROAD, OVERLAND, MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:15 PM
NEXT P&Z MEETING: TUESDAY, AUGUST 29, 2023 @ 6:00PM
COUNCIL MEETING: MONDAY, AUGUST 14, 2023 @ 6:00PM

ROLL CALL

NAME:	PRESENT:	ABSENT:
WILLIAM HARDRICK, CHAIRMAN	X	
STEVE OLSEN	X	
MARK GIROUX	X	
JIM WADE	X	
MAYOR MARTY LITTLE	X	
COUNCILWOMAN BETH RUCKMAN	X	
ERIN SEELE, SPECIAL COUNSEL	X	
KEN CROWDER	X	
LESLIE FERGUSON		X
KADI SANDERS, DIRECTOR of COMMUNITY DEVELOPMENT	X	
JAMES OSBORNE, ZONING COORDINATOR	X	

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBER

APPROVAL OF MINUTES:

Ken Crowder made a motion to approve the minutes as presented from the June 27, 2023, Planning and Zoning meeting. Mark Giroux seconded the motion. Motion Carried.

PUBLIC HEARING:

Chairman Hardrick explained the Planning & Zoning Commission is an advisory board. All approvals are granted by the City Council. He 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.

1771 BELT WAY DRIVE – DRURY DISPLAYS INC. DBA DDI MEDIA – CONDITIONAL USE PERMIT

Joanne Schroder, on behalf of the DDI Media, addressed the Commission to request approval of a conditional use permit to install an electronic billboard on an existing billboard at the property.

Ms. Kadi Sanders, Director of Community Development, explained to the Commission the applicant was here this evening for a Conditional Use Permit to install and operate an electronic bill board on one side of an existing previously approved billboard. She further explained this is only one side to be electronic which will be the side facing South for all North bound traffic and the other side will remain static. Ms. Sanders expressed to the Commission a variance had previously been approved for the property in relation to the billboard and the distance between other billboards.

There was a brief discussion regarding the brightness of the sign and regulations on electronic billboards and the code section being made part of the stipulations of the conditional use permit.

There were no comments from the audience

There were no comments from legal counsel.

Jim Wade made a motion to recommend approval of the conditional use permit with stipulations as discussed. Mark Giroux seconded the motion. Motion Carried

2001 WALTON ROAD – CHURCH IN ACTION DBA INFLUENCE CHURCH – PRELIMINARY PLANNED UNIT DEVELOPMENT “M1” TO “PD-M”

Bruce Hesterberg, on behalf of Influence Church and as the site plan designer, addressed the Commission to request approval of a preliminary planned unit development, rezoning the property from “M1” Manufacturing to “PD-M” Planned Development Manufacturing.

Ms. Kadi Sanders, Director of Community Development, explained to the Commission the applicant was here this evening for to obtain recommendation of approval of a preliminary planned unit development of the property. She explained this was the location of the former medici media. She further expressed how the applicants, city staff, and the city legal counsel collaborated in this effort in order to create flexibility of the use of the property while retaining control over the development.

There was a brief discussion regarding the different locations and sub divisions of the property and each intended use with the applicant, the site plan and the revisions made to the site, overnight parking and general day to day operations of the development and property.

There were no comments from the audience

There were no comments from legal counsel.

Mark Giroux made a motion to recommend approval of the preliminary planned unit development rezoning the property from “M1” Manufacturing to “PD-M” Planned Development Manufacturing with stipulations as discussed. Jim Wade seconded the motion. Motion Carried

UNFINISHED BUSINESS:

There was none.

NEW BUSINESS:

There was none.

ADJOURNMENT:

Mayor Little made a motion to adjourn. Mark Giroux seconded the motion. Motion carried.

Respectfully submitted,

William Hardrick, Chairman
Planning and Zoning