



PLANNING & ZONING COMMISSION

MEETING DATE: AUGUST 29, 2023
LOCATION: COUNCIL CHAMBERS, 9119 LACKLAND ROAD, OVERLAND, MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:16 PM
NEXT P&Z MEETING: TUESDAY, SEPTEMBER 26, 2023 @ 6:00PM
COUNCIL MEETING: MONDAY, SEPTEMBER 11, 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 July 25, 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.

1701 DIELMAN RD – GC INDUSTRIAL LLC – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Gary Croshaw, owner of GC Industrial LLC, addressed the Commission to request approval of a conditional use permit and site plan to operate a new construction contractor office with non-hazardous warehousing from the property.

Ms. Kadi Sanders, Director of Community Development, explained to the Commission the applicant was here this evening for a Conditional Use Permit and site plan approval to operate a new construction contractor office with non-hazardous warehousing from the property. She further explained the use was similar to other uses from this property in recent past, and staff would support such land use at this parcel. Ms. Sanders expressed to the Commission several variances had previously been approved for the property in relation to previously uses and found to conform to the zoning code with such variance approvals.

There was a brief discussion regarding the general operations of the business such as days and hours of operation, employees, and company owned vehicles being housed overnight.

There were no comments from the audience

There were no comments from legal counsel.

Ken Crowder made a motion to recommend approval of the conditional use permit with stipulations as discussed. Councilwoman Beth Ruckman seconded the motion. Motion Carried

Steve Olsen made a motion to recommend approval of the site plan with stipulations as discussed. Mayor Little seconded the motion. Motion Carried.

RESOLUTION OF INTENTION – 1819 SPENCER AVE – “R3” SINGLE FAMILY RESIDENTIAL TO “R4” TWO-FAMILY RESIDENTIAL

Ms. Kadi Sanders, Director of Community Development, explained to the Commission the resolution of intention was generated by the City Council, and would be to rezone the property from “R3” Single Family Residential to “R4” Two-Family Residential. Ms. Sanders expressed to the Commission by a preliminary review of the property currently it conforms to the regulations and performance standards set forth by the City’s Zoning Code.

There were no comments from the audience

There were no comments from legal counsel.

Mark Giroux made a motion to recommend approval of the resolution of intention of 1819 Spencer Ave from “R3” Single Family Residential to “R4” Two-Family Residential with stipulations as discussed. Councilwoman Beth Ruckman seconded the motion. Motion Carried

UNFINISHED BUSINESS:

There was none.

NEW BUSINESS:

Mr. Crowder announced the OBA BBQ fundraiser at the farmers market, September 12th, 2023. Councilwoman Beth Ruckman announced the festivities being held at Autumn in the Park, September 23rd, 2023.

ADJOURNMENT:

Leslie Ferguson made a motion to adjourn. Mark Giroux seconded the motion. Motion carried.

Respectfully submitted,

William Hardrick, Chairman
Planning and Zoning