

City of Moscow Mills
Planning and Zoning Commission Meeting
Moscow Mills City Hall, 6:00 p.m.
Minutes Of
May 1st, 2017

The meeting called to order by Acting Chairman Tom Gormley at 6:05 p.m.

Roll Call: Members Tom Gormley, Mike Clynch, Patrick Flannigan and Steve Burnett were present. Steve Ashton was absent.

Minutes and approval for the April 3rd, 2017. The minutes were reviewed. Motion by Steve Burnett to approve the minutes as presented. Second by Mike Clynch. All voted in favor.

Agenda Modification. Motion was made by Mike Clynch and seconded by Steve Burnett to adjust the agenda to move New Business to the top. All were in favor.

Auto Solutions Request

Drew Caruso of Auto Solutions is present. Motion by Patrick Flannigan and seconded by Mike Clynch to allow Mr. Caruso to make a presentation and request for a business to be located at the “old” Chubby’s location which is currently vacant. This is within the “Old Town Special District” requiring P and Z Commission approval. All are in favor.

Gary and Kent Hill, owners of the location are present at the meeting as well. Mr. Caruso informs the P and Z Commission of his desire to open a new Auto Solutions location at the previous Chubby’s site. This is 1000 Main St. He will be closing his location at Lake St. Louis soon and wants a second location in the area. There will be sales only and no auto service taking place at this location. Service of vehicles will take place at the location in Troy.

He understands that signs will have to be approved by the P and Z Commission and city engineer. Mike Clynch states that he must be certain not to block the view of the city hall from Highway 61. Mr. Caruso says he understands completely.

Mr. Caruso states his business, Auto Solutions, does \$12 million in business annually. The Moscow Mills location may be selling lift kits, tires and wheels which will bring sales tax to the city.

Both Kent and Gary Hill state they are the landlords and owners of the property at 1000 Main St. They are in complete support of Mr. Caruso's efforts to open the new Auto Solutions location. Gary Hill states that this is the start of businesses opening on the east side of Highway 61. He intends to work with the city on future easements.

Motion is made by Mike Clynch to grant Mr. Drew Caruso permission to open a new Auto Solutions location at 1000 Main St. contingent upon review for any issues by legal counsel. Seconded by Steve Burnett. All are in favor.

Old Business/Work Session

The "final" list of Planning and Zoning Revisions will be submitted at the May Meeting. Members are asked to look for any other ideas they may have regarding changes or alterations in the current land use codes.

Mike Clynch mentions that there may be a couple of additions to the category of zoning districts. They may include R-S, Residential Senior Housing and C-O, Commercial Office, designed for professional office buildings including doctors, dentists, lawyers, engineers and so on.

When the final list is created, it will need to be reviewed by the city's legal counsel for accuracy and legality.

Motion to adjourn by Patrick Flannigan, Seconded by Steve Burnett, all in favor. The meeting was adjourned at 7:58 p.m.

Acting Secretary

Acting Secretary