

City of Moscow Mills  
Planning and Zoning Commission Meeting  
Moscow Mills City Hall  
6:00 p.m.  
Minutes Of June 5<sup>th</sup>, 2017

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

Roll call was taken and members Tom Gormley, Mike Clynch, Patrick Flannigan, Steve Aston and Steve Burnett were all present.

Minutes of the May 1<sup>st</sup>, 2017 were read and presented for approval. Motion to approve by Patrick F., Seconded by Mike Clynch. All in favor.

New business is moved up to accommodate the public hearing for the evening.

Acting Chair Tom Gormley called the public hearing to order for RSBR Properties request to change zoning on 1.69 acres on outlot 20 on Highway C. Motion by Patrick F, Seconded by Mike C, to open the public hearing.

RSBR, a subsidiary of Dollar General Stores, is represented by Rodney Parrot. RSBR is planning a 9100 sq ft store for that location. They are requesting C-3 Commercial Zoning for that location. It currently had no zoning classification due to the fact it is city property.

Mr. Parrot presents a preliminary site plan that shows approximate location of the store, parking lot and ancillary facilities.

The store is expected to do about \$1.1 to \$1.2 million, on avg, for yearly sales from this location. The store should have, once opened, about 10 full-time and part-time employees. Their normal hours of operation are expected to be 8 am to 10 pm.

Debbie Schaper of 111 Depping St. states she has some concerns about drainage. She is afraid that water will back up across Highway C to her yard. Rebecca Howley of GBA, the city's consulting engineer, states that no approvals will be given for construction until ALL storm water issues area addressed.

Mayor Clynych states that he has met with Erik Managia, MoDOT's Dist Engineer, regarding the drainage issues along Highway C. Mr. Managia stated that they will be looking up and down both ways along Highway C at the drainage and see if there are continuing problems there.

Ms. Beverly Swan, who owns the property immediately N of the Community Building is concerned about traffic in the area. She states that the visibility is limited and people drive way too fast. Mayor Clynych states that he will be speaking with MoDOT about a caution sign going both ways to warn people of the new entrance.

Motion made by Steve B. to close the public hearing, Seconded by Steve A. All are in favor.

#### New Business

A motion was made by Patrick Flannigan to recommend to the Board of Alderman the change requested by RSBR Properties for C-3 Commercial Zoning. Seconded by Mike C. All are in favor.

CMS Homes seeking final plat approval for Phase 2 of Austin Oaks Subdivision off of Route MM. Motion by Steve B, Seconded by Steve A to approve the final plat for Phase 2 of Austin Oaks. All are in favor.

Ken Bowman who was to be moving a house to Second Street in Special Old Town Dist came to the meeting to withdraw his application.

The Commission reviewed the list of Planning and Zoning Code changes as presented by Mayor Clynych. The "final" list will be ready for review at the July P and Z meeting.

Motion to adjourn by acclamation. The meeting was adjourned at 7:55.

Respectfully Submitted

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Acting Chairman

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Secretary