



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of December 4, 2023 at 6:00p.m.**

ROLL CALL

Attendance was taken at 6:00p.m. with Patrick Flannigan, Tina Hunsel, Tom Hunsel, Greg Mansfield, Jennifer Jeckstadt, Christine Shoemaker, and Amy Vollmer being present.
Cindy Davenport (City Attorney), and A.J. Gironde (City Engineer) were present.

MOTION TO AMEND THE AGENDA TO ADD "ELECTION OF P&Z OFFICERS"

Motion to add to the agenda to elect P&Z Officers was made by Patrick Flannigan, seconded by Tina Hunsel.
The motion carried 7-0.

Motion to re-elect Greg Mansfield as P&Z President made by Patrick Flannigan, seconded by Christine Shoemaker.
The motion carried 7-0.

Motion to re-elect Christine Shoemaker as P&Z Secretary made by Greg Mansfield, seconded by Tina Hunsel.
The motion carried 7-0.

Motion to elect Jennifer Jeckstadt as P&Z Vice President made by Patrick Flannigan, seconded by Tina Hunsel.
The motion carried 7-0.

OPEN THE PUBLIC HEARING FOR DJ LAND ZONING CHANGE

Motion to open Public Hearing by Tom Hunsel, seconded by Greg Mansfield. The motion carried 7-0.

DJ LAND LLC-DALE BLACK - ZONING CHANGE

Requested change from C-4 Regional Shopping District to R-1A Single Family Residential District 39.33 acre tract of land being part of Lot 2 of the William Sydnor Estate and part of U.S. Survey 389, Township 48 North - Range 1 East, Lincoln County, Missouri.

Karl Schoenike, Project Manager from CEC representing DJ Land. Proposal to rezone 39.3 acres of the 50.1 acres from C-4 to R1-A. Remaining 10.8 acres to remain as C4.

Elizabeth Struckfest, 136 E. Third St., wants to know the effects of the tax revenue by changing to R-1A.

Answer: Too early to determine.

Lisa Meyer, 305 Tabago Ln., questions the location of the new area, and access to Hwy. 61.

Answer: Located on the North Side of the Orchard Grove Subdivision and no access was to be made to Highway 61.

CLOSE THE PUBLIC HEARING FOR DJ LAND ZONING CHANGE

Motion to close Public Hearing by Patrick Flannigan, seconded by Christine Shoemaker. The motion carried 7-0.

MINUTE APPROVAL FROM NOVEMBER 6, 2023 MEETING

Motion to approve was made by Greg Mansfield, seconded by Tom Hunsel. The motion carried 6-1, Jennifer Jeckstadt abstaining.

continued

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OLD BUSINESS #1

JD Development Services, Six-foot cedar privacy fence in Special Old Town District-110 Hwy MM.

Andrew Bramman, Counsel representing JD Development spoke to the request. Mayor Flannigan suggested moving the fence 1' due to the water meter. JD Development offered to install a fence panel that is removable, so if access is necessary, if/when the situation occurs, the panel will be clearly labeled, and will be easily removed. No items will be stored on that side of the fence. Motion to approve was made by Christine Shoemaker, seconded by Tina Hunsel. The motion carried 6-1, Mayor Flannigan abstaining.

OLD BUSINESS #2

JD Development Services, (G & P Concrete) -Preliminary drawings were submitted-110 Hwy MM. Proposing to add a 16' x 15' addition. Building Main entrance to be on Hwy. C side of the building. Question from P&Z: Will concrete trucks be using this location? Not except for the occasional pickup. The location will be for storage, and offices. Motion to approve was made by Christine Shoemaker, seconded by Tina Hunsel. The motion carried 5-2, Mayor Flannigan, and Jennifer Jeckstadt abstaining.

NEW BUSINESS #1

Rezoning 39.3 Acres for D-J Land LLC: Karl Schoenike, Project Manager from CEC representing DJ Land indicated this was a continuation of the current zoning that was granted for the front half of Orchard Grove Subdivision. Motion to recommend to the Board of Aldermen made by Patrick Flannigan, seconded by Tina Hunsel. The motion carried 7-0.

NEW BUSINESS #2

Recommendation to Board of Aldermen- DJ Land LLC-Dale Black, Orchard Grove Record Plat 2. Karl Schoenike, Project Manager from CEC representing. Proposing 33 lots in Plat 2. Motion to recommend to Board of Aldermen made by Christine Shoemaker, seconded by Jennifer Jeckstadt. The motion carried 7-0.

NEW BUSINESS #3

Fence installation by Stone Hauling & Excavating Dylan Parker-Six-foot cedar tone privacy fence in Special Old Town District-320 Hwy MM. Matthew Stone representing Stone Hauling & Excavating. A 16' gate will be installed for the City septic system access. Mr. Stone stated that he had started the fence project, not realizing he needed a City permit. Motion to approve was made by Tom Hunsel, seconded by Tina Hunsel. The motion carried 7-0.

NEW BUSINESS #4

Big Creek Contracting LLC-Ryan Dubinski-duplex at 905 Jefferson St.-land use approval.

Ryan Dubinski representing Big Creek Contracting. New renderings and specs were submitted. The individual units will be for sale. Due to lot size being less than 7,500 sq ft per unit the ownership of the units can be separate with a common wall agreement but the property must remain one owner and be under an H.O.A. ownership. Motion to approve was made by Tina Hunsel, seconded by Greg Mansfield. The motion carried 7-0.

NEW BUSINESS #5

Travis Glaunert-House and detached garage-land use approval in Special Old Town District-W Second Street, for his personal residence. Will be 125' x 65'. Address will be 419 W. 2nd Street. Motion to approve was made by Christine Shoemaker, seconded by Tina Hunsel. The motion carried 7-0.

continued

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NEW BUSINESS #6

The Boulders-Pollard Properties Development Co LLC-Site Plan-Multi-family residential development

Bart Korman, engineer with Lewis Bace Inc. representing Pollard Properties. A.J. Gironde (City Engineer) advised the traffic study was revised, and meets the City's recommendations. 428 proposed units total, all to be rented. Market range rent of \$1000-\$1500.

- Apartments
- Townhomes
- Senior Residential (with garages)
- Multi-family (parking lot)

Senior Residential to be built first, since the storm sewers, and retention pond is already existing. Mr. Pollard anticipates construction beginning 2027. Motion to approve was made by Christine Shoemaker, seconded by Tina Hunsel. The motion carried 7-0.

UPDATES FROM THE BOARD OF ALDERMAN MEETINGS

Mayor Flannigan provided Outer Road update, currently in limbo waiting on Mo-Dot. Dale Black has a permit to adjoin Hwy C per MoDOT.

A spreadsheet is kept by Mayor for all housing projects brought before P&Z.

Twice a year, School District demographers inquire about boundaries due to population and growth

ADJOURN

Motion was made by Patrick Flannigan to adjourn at 7:30p.m., seconded by Tom Hunsel. The motion carried 7-0.

RESPECTFULLY SUBMITTED:

Greg Mansfield
P&Z Chairman

Christine Shoemaker
P&Z Secretary