



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of February 5, 2024 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.

A.J. Girondo (City Engineer) was present.

OPEN THE PUBLIC HEARING FOR BRIGHT IDEA, LLC - FRANK ROTH-ZONING CHANGE FROM C-3 GENERAL COMMERCIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT - A 4.34 ACRE TRACT OF LAND BEING PART OF U.S. SURVEY 389, TOWNSHIP, 48 NORTH, RANGE 1 EAST, CITY OF MOSCOW MILLS, LINCOLN COUNTY

Motion to open Public Hearing by Christine Shoemaker, seconded by Jennifer Jeckstadt. The motion carried 7-0.

PUBLIC HEARING FOR BRIGHT IDEA, LLC - FRANK ROTH

Zoning change from C-3 General Commercial District to I-1 Light Industrial District - a 4.34 acre tract of land being part of U.S. Survey 389, Township, 48 North, Range 1 East, City of Moscow Mills, Lincoln County.

Frank Roth present. Mr. Roth provided a boundary map indicating the proposed change, and wants to rezone to I-1 to expand his business, Elite Tool.

CLOSE THE PUBLIC HEARING FOR BRIGHT IDEA, LLC - FRANK ROTH

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

MINUTE APPROVAL FROM DECEMBER 4, 2023 MEETING

Motion to approve was made by Jennifer Jeckstadt, seconded by Greg Mansfield. The motion carried 7-0.

NEW BUSINESS #1

Bright Idea, LLC - Frank Roth - Zoning change from C-3 General Commercial District to I-1 Light Industrial District - a 4.34 acre tract of land being part of U.S. Survey 389, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County

Frank Roth present. Mr. Roth will be selling back the portion that is currently fenced in to Sydenstricker but will be expanding Elite Tool.

MOTION TO RECOMMEND

Zoning change from C-3 General Commercial District to I-1 Light Industrial District - a 4.34 acre tract of land being part of U.S. Survey 389, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County to the Board of Aldermen made by Jennifer Jeckstadt, seconded by Tina Hunsel.

The motion carried 7-0.

NEW BUSINESS #2

344 E. Fourth St. - Wesley Szwarc - Greenhouse-land use in Special Old Town District

Rendering provided by Mr. Szwarc. He will also be building/assembling.

Motion to approve was made by Christine Shoemaker, seconded by Greg Mansfield. The motion carried 7-0.

continued

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MOTION TO AMEND AGENDA TO INCLUDE SIGN APPROVAL FOR CHUBBY'S RESTAURANT

Motion to recommend agenda change made by Patrick Flannigan, seconded by Jennifer Jeckstadt.
The motion carried 7-0.

NEW BUSINESS #3

New sign for Chubby's Restaurant

Caribee Sign Co., 9526 Gravois - Brian Grass

Sign to be similar lumens compared to other signage in the strip mall. Replacing existing, same size.

Motion to approve was made by Christine Shoemaker, seconded by Jennifer Jeckstadt. The motion carried 7-0.

UPDATES FROM THE BOARD OF ALDERMAN MEETINGS

Orchard Grove approved Phase 2.

School District demographers contacted Mayor to inquire about boundaries due to population and growth .

New well is complete and running.

ADJOURN

Motion was made by Tina Hunsel to adjourn at 6:25p.m., seconded by Jennifer Jeckstadt. The motion carried 7-0.

RESPECTFULLY SUBMITTED:

Greg Mansfield
P&Z Chairman

Christine Shoemaker
P&Z Secretary