



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of November 2, 2020, 6:00p.m.**

ROLL CALL

Attendance was taken at 6:04 with Steve Aston, Tom Fischer, Patrick Flannigan, Todd Muratori, Erin Shocklee, and Christine Shoemaker being present. James Rutledge was absent.

MINUTE APPROVAL

Motion to approve, with amendment of Tom Fischer's correct spelling of his last name, the minutes was made by Todd Muratori, seconded by Tom Fischer. The motion carried 6-0.

PUBLIC HEARING for RE-ZONING THE HEIMANN TRUST PROPERTY

Ronald Edward Heimann Trust (Owner) & DJ Land/CMS Homes LLC (Developer)

Motion to open Public Hearing to rezone from C-4 Regional Shopping District, Ronald Edward Heimann Trust (Owner) and DJ Land LLC/CMS Homes LLC (Developer) was opened by Tom Fischer, seconded by Todd Rutledge. The rezoning will be comprised of 3 separate zoning districts, C-3, R-1(A), and R-3.

Bob Strassemeier was present, and asking specific questions regarding entrances, his concern being influx of traffic on Hwy. C. Dale Black responded saying the street configuration hasn't been engineered, but is fully aware of the potential traffic matters. Close Public Hearing for the Heimann Trust Property motion by Tom Fischer, seconded by Todd Rutledge The motion carried 6-0.

PUBLIC HEARING FOR CHAPTER 46 CHANGES

Motion to open the change of the City of Moscow Mills Zoning Code and Subdivision regulations by Tom Fischer, Todd Rutledge 2nd the motion. No pertinent conversation. Motion to close Public Hearing by Tom Fischer, Steve Aston 2nds the motion. The motion carried 6-0.

MOTION TO MOVE ITEMS ON THE AGENDA

A motion to move New Business up on the agenda was made by Patrick Flannigan, seconded by Steve Aston. The motion carried 6-0.

NEW BUSINESS

Jerry Kellum 348 West Second St. - Addition to existing shed

After reviewing with the City Engineer, Mr. Kellum's current structure does not meet the building codes. The P&Z Committee recommends Mr. Kellum meet with the Engineer to discuss the repairs for this structure, then Mr. Kellum will submit a new plan to build the addition. Patrick Flannigan recommends motion to hold, Steve Aston 2nds the motion. The motion carried 6-0.

Ronald Heimann Trust

Change of Zoning from C-4 to C-3, R-3, and R1-A. Tom Fischer motioned to approve, seconded by Todd Rutledge. The motion carried 6-0.

Dale Black-DJ Land, LLC Preliminary Plat - Austin Oaks Addition

Plat was presented. Storm drainage/runoff was brought up. The Anderson AO Retention pond will accept the storm runoff. Tom Fischer motioned to approve, Todd Muratori 2nds the motion. The motion carried 6-0.

continued

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OPEN DISCUSSION

None

UPDATES FROM THE BOARD OF ALDERMAN MEETINGS

CMS Homes to have 32 lots for residential on the Ripple property.
Outer road from Hwy. C to the Troy roundabouts are still moving forward.

WORK SESSION

None

ADJOURN

Motion was made by Tom Fischer to adjourn at 7:30p.m., 2nd by Erin Shocklee. The motion carried 6-0.

RESPECTFULLY SUBMITTED:

Tom Fischer
P&Z Chairman

Christine Shoemaker
P&Z Secretary