



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of September 8, 2021, 6:08p.m.**

ROLL CALL

Attendance was taken at 6:08p.m. with Steve Aston, Tom Fischer, Patrick Flannigan, Greg Mansfield, Erin Shocklee, and Christine Shoemaker being present. James Rutledge was absent.

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

MINUTE APPROVAL FOR AUGUST 2021

Motion to approve was made by Patrick Flannigan, seconded by Erin Shocklee. The motion carried 6-0.

OPEN DISCUSSION

Motion to move Open Discussion after New Business 3.

Motion to approve was made by Patrick Flannigan, seconded by Tom Fischer. The motion carried 6-0.

MOVE ITEMS ON THE AGENDA

Motion to move new business up on the agenda was made by Tom Fischer, seconded by Steve Aston. The motion carried 6-0.

NEW BUSINESS 1

Orchard Grove - Preliminary Plat Application, 111 N. Lincoln Dr.

Residential Land Development

A.J. Girono is satisfied with the answers of his questions regarding the easement from Ameren. P&Z is proposing 6' fencing as a safety and noise barrier from the commercial buildings for Lots 1-4. P&Z to approve, providing stipulation is met from the builder.

Motion to approve was made by Tom Fischer, seconded by Greg Mansfield. The motion carried 6-0.

NEW BUSINESS 2

Moscow Mills Auto Sales - 37 Hampel Road

New building sign, to replace/update existing.

Motion to approve was made by Erin Shocklee, seconded by Tom Fischer. The motion carried 6-0.

NEW BUSINESS 3

Woodruff Auto Sales - 160 Hwy C. Plaza

New building sign, to replace/update existing.

Motion to approve was made by Tom Fischer, seconded by Greg Mansfield. The motion carried 6-0.

OPEN DISCUSSION

From A.J. Girono: Original code of 200' sq. ft. building requires a building permit, was changed in 2019 to 120' sq. ft. AJ is recommending going back to the 200' sq. ft. for the City Code.

P&Z is in agreement with going back to the 200' sq. ft. for the City Code. This moves goes before the BOA for approval.

Motion to approve was made by Patrick Flannigan, seconded by Tom Fischer. The motion carried 6-0.

continued

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OLD BUSINESS

None

PUBLIC HEARING

None

UPDATES FROM THE BOARD OF ALDERMAN MEETING

From Steven Aston, and Patrick Flannigan

- Approved Mountain Top Motors signage
- The Austin Oaks Plat 10 was approved
- Noise ordinance (construction) can begin at 6am, May 15 - September 15.
- Mark Twain Concrete discussions to seek "Voluntary Annexation" to Moscow Mills may be sought, more info to come.

WORK SESSION

None

ADJOURN

Motion was made by Tom Fischer to adjourn at 7:09p.m., seconded by Erin Shocklee The motion carried 6-0.

RESPECTFULLY SUBMITTED:

Tom Fischer
P&Z Chairman

Christine Shoemaker
P&Z Secretary