



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of June 6, 2022, 6:00p.m.**

ROLL CALL

Attendance was taken at 6:00p.m. with Patrick Flannigan, Mike Gantner, Gerald Green, Greg Mansfield, and Christine Shoemaker being present.

James Rutledge and Erin Shocklee were absent.

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

MINUTE APPROVAL FROM MAY 2022

Motion to approve was made by Christine Shoemaker, seconded by Patrick Flannigan. The motion carried 5-0.

PUBLIC HEARING

Motion to open Public Hearing was made by Greg Mansfield, seconded by Christine Shoemaker.

The motion carried 5-0.

#1 - Nu Image Painting LLC-Donald Roettger Jr. Zoning change from R-1A Single Family Residential District 3.41 acres, and R-2 Two Family Residential District 12.825 acres to R-3 Multiple Family Residential District

SPEAKERS (IN ORDER):

1) Skylar Julian - 117 Briarwood Drive, Moscow Mills, MO 63362

Concerns for the potential new development:

- Outdated City comprehensive plan
- Land/user objective – need economic growth
- Public health concerns/safety – need a more efficient lift station
- City of Moscow Mills growth should be single family units not multi-units
- Recently zoned R3 is now for resale
- Would like to see preliminary sight plans

2) Lisa Meyer - 301 Tabago Lane, Moscow Mills, MO 63362

Concerns for the potential new development:

- The City currently has 6 high density housing areas, do we really need another; do we want another multi family dwelling.
- We don't have enough police officers, and stores to accommodate more density

3) Charles Meyer - 65 EF Lane, Moscow Mills, MO 63362

Concerns for the potential new development:

- Referenced what Skylar Julian said, "his points were valid."

4) Frank Doggett - 143 Briarwood Drive, Moscow Mills, MO 63362

Concerns for the potential new development:

- No plot plans - we shouldn't allow to vote until we see a plot plan
- The voting approval process should be changed, soil should be tested first, then proceed

5) Maggie Broadway - 113 Briarwood Drive, Moscow Mills, MO 63362

Concerns for the potential new development:

- Logically doesn't make sense
- City Comprehensive Plan is from 2003
- We should consider the land, flooding from the creek

continued

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6) Michelle Thomas - 171 Briarwood Drive, Moscow Mills, MO 63362

Concerns for the potential new development:

- Flooding in her backyard
- City doesn't need low income housing

(She was extremely hostile, accusing P&Z board members of getting "cash" to vote in favor)

6) Donna Simmons - 105 Briarwood Drive, Moscow Mills, MO 63362

Concerns for the potential new development:

- Doesn't want the road into the subdivision taking up her yard; fear of eminent domain

Motion to close Public Hearing #1 made by Patrick Flannigan, seconded by Mike Gantner. The motion carried 5-0.

Motion to open Public Hearing #2 was made by Greg Mansfield, seconded by Patrick Flannigan.

The motion carried 5-0.

#2 - Meyer Real Estate Company-Keith Meyer-Zoning change from R-1A Single Family Residential District to C-3 General Commercial District - A 12.20 acre tract of land being part of Section 17 and U.S. Survey 3005, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County, Missouri

SPEAKERS (IN ORDER):

1) Jeremy Louvier - 302 Majestic Lane, Moscow Mills, MO 63362

Concerns for the potential new development:

- Would like a privacy fence between the neighborhood and the business

Motion to close Public Hearing #2 made by Mike Gantner, seconded by Greg Mansfield. The motion carried 5-0.

OLD BUSINESS

Lester Kearsey & Debby Sateia - 848 Jefferson Street, Moscow Mills, MO 63362

To build a shed in Special Old Town District.

Residents weren't at meeting, motion to table until July was made by Patrick Flannigan, seconded by Greg Mansfield.

The motion carried 5-0.

NEW BUSINESS

#1) Justin Miller - 358 E. Second St. - deck in Special Old Town District

Presented plans to P&Z, A.J. Girono (City Engineer) had already approved the plans.

Motion to approve was made by Christine Shoemaker, seconded by Mike Gantner. The motion carried 5-0.

#2) Make recommendation to Board of Aldermen-Nu Image Painting LLC-Donald Roettger Jr.

Zoning change from R-1A Single Family Residential District 3.41 acres and R-2 Two Family Residential District 12.825 acres to R-3 Multiple Family Residential District- A 16.235 acre tract of land being part of Fractional Section 8 and U.S. Survey 3005, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County, Missouri

Motion to approve and send to the Board of Aldermen was made by Christine Shoemaker, seconded by Patrick Flannigan. This was a roll call vote. Patrick Flannigan, and Christine Shoemaker answered "aye." Mike Gantner, Gerald Green, Greg Mansfield voted "nay." The motion was denied 3-2.

continued

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#3) Make recommendation to the Board of Aldermen-Meyer Real Estate Company-Keith Meyer

Zoning change from R-1A Single Family Residential District to C-3 General Commercial District - A 12.20 acre tract of land being part of Section 17 and U.S. Survey 3005, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County, Missouri

Motion to approve and send to the Board of Aldermen was made by Gerald Green, seconded by Mike Gantner. The motion carried 5-0.

UPDATES FROM THE BOARD OF ALDERMAN MEETING

From Patrick Flannigan

- Walking trails in the park

OPEN DISCUSSION

Motion to move the July meeting to Tuesday, July 5, since the original date is a national holiday.

Motion to approve was made by Mike Gantner, seconded by Christine Shoemaker. The motion carried 5-0.

ADJOURN

Motion was made by Patrick Flannigan to adjourn at 7:25p.m., seconded by Mike Gantner. The motion carried 5-0.

RESPECTFULLY SUBMITTED:

Greg Mansfield
P&Z Chairman

Christine Shoemaker
P&Z Secretary