



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of July 5, 2022, 5:59p.m.**

ROLL CALL

Attendance was taken at 5:59p.m. with Patrick Flannigan, Mike Gantner, Gerald Green, Greg Mansfield, James Rutledge, Erin Shocklee, and Christine Shoemaker being present.

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

MINUTE APPROVAL FROM JUNE 2022

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

OLD BUSINESS

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

To build a shed in Special Old Town District replacing an existing.

Tabled from June due to a "no show" by owners & applicant.

A.J. Girondo approved the plans submitted by resident. P & Z approved the plans submitted by Mr. Kearsy.

Motion to approve was made by Gerald Green, seconded by Mike Gantner. The motion carried 7-0.

NEW BUSINESS #1

Jonathan Long, Mountain Top Motor Co. - 41 Hample Road, Moscow Mills, MO 63362

They want to expand our business from service only to service and used car sales. They would like to have a small satellite location for sales office from the main location.

Motion to approve was made by Mike Gantner, seconded by Erin Shocklee. The motion carried 7-0.

NEW BUSINESS #2

Monroe and Kim Jeffries, 211 Main Street (Special Old Town District), Moscow Mills, MO 63362

Replace the front porch and steps, and add a roof.

A.J. Girondo approved the plans submitted by resident.

Motion to approve was made by Erin Shocklee, seconded by Gerald Green. The motion carried 7-0.

NEW BUSINESS #3

Channing Scott Heibert-SMS Development 3303 Bear Tracks Ct., Wentzville 63385

Lot split/record plat-property near Tropicana Village Dr.

Final Plat approval: R-3 Multiple Family Res. Dist., R-1 Modular Home Dist., R-1M Manufactured Mobile Home Dist.

Will Scott representing.

No development in the plans, just separating the lot.

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

continued

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NEW BUSINESS #4

Joe Beyer (223 Country Vista Dr., LSL 63376), 111 Majestic Lane, Moscow Mills, MO 63362

Land use-Boat, RV, trailer storage facility with accessory sales and concierge service in area zoned C-3

- Standard boat, RV, trailer storage facility
- All spots to be covered with solar powered canopies
- Wash station for customers, dump station for RV's
- Small office building with boating, camping, and trailer accessories for sale
- Concierge service, prepare boats, and RV's for customers before arrival

We should have approved this granting a "Permitted Use" for Storage in C-3. We will approve this as a permitted use when they bring a Site Plan for approval.

Concerns with filling the flood way, which would have to go through DNR, and the Core of Engineers.

P&Z gave their nod of approval to proceed.

UPDATES FROM THE BOARD OF ALDERMAN MEETING

From Patrick Flannigan

- 5 acres across the highway is up for sale again, the partners split
- Rezoning passed from previous meeting
 - #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
- Tropicana Mobile Home Park property split was at the request of the owner
- Trails will be starting in phases. Gathering info for walking paths, and good green space for the City
- Local business (to be named later) is potentially staying in Moscow Mills and expanding, instead of going to St. Charles

OPEN DISCUSSION

Nothing to discuss.

WORK SESSION

Nothing to discuss.

ADJOURN

Motion was made by Patrick Flannigan to adjourn at 6:57p.m., seconded by James Rutledge. The motion carried 7-0.

RESPECTFULLY SUBMITTED:

Greg Mansfield
P&Z Chairman

Christine Shoemaker
P&Z Secretary