



**Planning and Zoning Commission Meeting  
at Moscow Mills City Hall  
Minutes of November 7, 2022, 6:00p.m.**

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**ROLL CALL**

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

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

Economic Director, Terry Foster was present.

Mike Gantner, James Rutledge, and Erin Shocklee were absent.

**MOTION TO OPEN THE MEETING**

Motion to open the meeting was made by Gerry Green, seconded by Christine Shoemaker. The motion carried 4-0.

**MINUTE APPROVAL FROM OCTOBER 2022 MEETING**

Motion to approve was made by Christine Shoemaker, seconded by Gerry Green. The motion carried 4-0.

**NEW BUSINESS #1**

**Elite Tool - 101 Industrial Court - 5 sign permits (Dales Sign Services, Inc. - Chris Smith)**

**#1 Wall Sign Application**

Motion to approve was made by Christine Shoemaker, seconded by Patrick Flannigan. The motion carried 4-0.

**#2 Directional Sign Application**

Motion to approve was made by Gerry Green, seconded by Greg Mansfield. The motion carried 4-0.

**#3 Directional Sign Application**

Motion to approve was made by Christine Shoemaker, seconded by Gerry Green. The motion carried 4-0.

**#4 Directional Sign Application**

Motion to approve was made by Patrick Flannigan, seconded by Greg Mansfield. The motion carried 4-0.

**#5 Directional Sign Application**

Motion to approve was made by Patrick Flannigan, seconded by Greg Mansfield. The motion carried 4-0.

**NEW BUSINESS #2**

**Mobile On The Run - Site Plan**

**Gas Station & C Store with a single inbay carwash**

**Kevin Kamp from Civil & Environmental Consultants**

**3000 Little Hills Expressway, Suite 102, St. Charles, MO 63301, 314-656-4566**

- drive thru convenience
- 2 pumps under cover
- not to be used for OTR trucker
- parking spaces as noted on submitted site plans

Pending GBA review, motion to approve was made by Greg Mansfield, seconded by Christine Shoemaker. The motion carried 4-0

**WORK SESSION**

**Vision of Old Town**

Terry Foster, and Tom Anderson present.

- Work on updating rules / guidelines for Old Town are, while maintaining the Old Town ambiance  
Terry Foster comments: Put a comprehensive plan on the website. Start on Main, 2nd, and 3rd Street to get things going, and keep things progressing; and can the city to be proactive for changes  
Tom Anderson comments: How zoning is currently in Old Town, and should/can we rezone; Suggests P&Z to develop specific guidelines

**ADJOURN**

Motion was made by Patrick Flannigan to adjourn at 6:45p.m., seconded by Greg Mansfield. The motion carried 4-0.

**RESPECTFULLY SUBMITTED:**

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Greg Mansfield  
P&Z Chairman

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Christine Shoemaker  
P&Z Secretary