



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of December 5, 2022, 6:00p.m.**

ROLL CALL

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

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

MOTION TO OPEN THE MEETING

Motion to open the meeting was made by Jerry Green, seconded by Patrick Flannigan. The motion carried 6-0.

MINUTE APPROVAL FROM NOVEMBER 2022 MEETING

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

MOTION TO OPEN THE PUBLIC HEARING

Motion to open the Public Hearing was made by Greg Mansfield, seconded by Mike Gantner. The motion carried 6-0.

PUBLIC HEARING #1

D.J. Land LLC for Mobil on the Run-Special Use Permit-convenience/food store with gasoline or petroleum products and services within an area zoned C-3 General Commercial district-A 2.704 acre tract of land being part of Lot 2 of the William Sydnor Estate and part of U.S. Survey 389, Township 48 North, Range 1 East, Lincoln County Missouri

Please note, there was no one in the audience that wished to speak regarding the D.J. Land & Mobil on the Run Special Use Permit.

Motion to close Public Hearing was made by Christine Shoemaker, seconded by James Rutledge.

The motion carried 6-0.

NEW BUSINESS #1

Make Recommendation to Board of Aldermen-D.J. Land LLC for Mobil on the Run-Special Use Permit-convenience/food store with gasoline or petroleum products and services within an area zoned C-3 General Commercial district-A 2.704 acre tract of land being part of Lot 2 of the William Sydnor Estate and part of U.S. Survey 389, Township 48 North, Range 1 East, Lincoln County Missouri

Wallis Oil will occupy 2/3 of the retail space allowed. They are proposing the following: 12 fuel pumps, (10 canopied and 2 canopied); detached car wash; parking in front the entrance, and on the west side of the building; patio area on the east side of the entrance; drive through window on the east side of the buidling; gated trash/dumpster enclosure. All architecural renderings were filed when application was submitted.

Motion to recommend Special Use Permit to Board of Alderman was made by Mike Gantner, seconded by James Rutledge. The motion carried 6-0.

NEW BUSINESS #2

All Things Appearance-40 Freise Ind. Dr.-Land use review/approval in C-3 district

Jeff Dickinson representing All Things Appearance. Type and nature of business: Detailing, Automotive, Boats, and Auto Body

Jeff mentioned they've already cleaned up the lot, mowed, trimmed, got rid of the derelict pieces, and "junk" left from previous owner. The new owners are adamant they want to have a good appearance, as that's what their business is all about.

Hopeful to be open for business January 1, 2023.

Motion to approve was made by James Rutledge, seconded by Christine Shoemaker. The motion carried 6-0.

NEW BUSINESS #3

January P&Z Commission meeting date.

The P&Z discussed and agreed on January 2, 2023, for our next meeting.

UPDATES FROM THE BOARD OF ALDERMAN MEETINGS

- Hwy U Commercial inquiries, though nothing has been confirmed. There is a TIF meeting scheduled for December 15 at Moscow Mills City Hall, 9:15am, regarding Hwy. U
- Expansion of utilities; water and sewer, researched by A.J. Girondo (City Engineer) due to the projected City growth. We have to have the infrastructure to be able to keep up with the growth.

OPEN DISCUSSION

Regarding P&Z Commission:

Erin Shocklee, and James Rutledge resigned their positions.

Mayor Flannigan solicited Ward 1 to get volunteers to fill the positions. Tina Hunsel and Tom Hunsel volunteered, and attended the meeting.

WORK SESSION

Vision of Old Town

Policy in the Codes, A.J. Girondo (City Engineer), will be researching

- Landscaping should be "beefed up" on the commercial side. As of right now, there are no rules in place for requirements.
- Other topics of interest and/or concern: Fences, Lot uses, Home additions

ADJOURN

Motion was made by Mike Gantner to adjourn at 6:45p.m., seconded by Christine Shoemaker. The motion carried 6-0.

RESPECTFULLY SUBMITTED:

Greg Mansfield
P&Z Chairman

Christine Shoemaker
P&Z Secretary