



**Planning and Zoning Commission Meeting  
at Moscow Mills City Hall  
Minutes of February 6, 2023, 6:00p.m.**

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**ROLL CALL**

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

Mike Gantner was absent.

**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 DECEMBER 2022 MEETING**

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

**MINUTE TO TABLE SECRETARY APPOINTMENT UNTIL AFTER NEW BUSINESS**

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

**MOTION TO AMEND THE AGENDA TO ADD NEW BUSINESS (NICK BROUWER)**

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

**NEW BUSINESS #1**

**Joe Phillips - Piros Signs, Inc., Barnhart, MO 63012, 636-464-0200**

New signage for Bank of Old Monroe, 10 Feise Industrial Drive

CEO of Bank of Old Monroe, Joe McDonald, presented plans for all new signage. Old signage has become faded, and outdated...time for new. Three signs are replacing existing, and one new sign is proposed. The pole sign will eliminate the electronic display. The City Engineer made a recommendation for approval.

**#1 Replacement sign faces in monument sign, and sign renovation**

**#2 Non-illuminated letters on wall pillar**

**#3 Replacement sign head and pole cover for pylon sign**

**#4 Replacement non-illuminated letters on building wall**

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

**NEW BUSINESS #2**

**Nick Brouwer (Nick's Landscaping and Lawncare)**

Seeking P&Z opinions / thoughts on building a residential barndominium, that would house a resident (his mother), and his lawncare equipment on Genzling Lane. This house will share the road with the current resident, and is zoned for R1-A. There will not be any signage, the house will appear as residential as possible in accordance with current restrictions. The house will back up to the City Maintenance lot.

Mayor Flannigan will consult A.J. Girondo (City Engineer) to confirm all is ok to build in that spot, and will get back to Nick in the next day or so.

**NEW BUSINESS #3**

**Re-appoint P&Z Secretary**

Patrick Flannigan nominated Christine Shoemaker to maintain secretary position, Tom Hunsel seconded. The motion carried 5-0, with Christine Shoemaker abstaining from voting

**UPDATES FROM THE BOARD OF ALDERMAN MEETINGS**

**from Mayor Flannigan**

- Water main is tied to the new firehouse. Firehouse is expected to be open in the next month.
- New water main on Hwy. MM within the next 30 days
- Outer road working through the "right of way" issue. MoDOT is softening on allowing a second entrance on Hwy. C, for the potential Mobil On The Run C-Store, but no commitment from MoDOT just yet.

**ADJOURN**

Motion was made by Patrick Flannigan to adjourn at 6:31p.m., seconded by Greg Mansfield. The motion carried 6-0.

**RESPECTFULLY SUBMITTED:**

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Greg Mansfield  
P&Z Chairman

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Christine Shoemaker  
P&Z Secretary