



**Planning and Zoning Commission Meeting  
at Moscow Mills City Hall  
Minutes of May 1, 2023, 6:00p.m.**

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**ROLL CALL**

Attendance was taken at 6:03p.m. with Patrick Flannigan, Mike Gantner, Tina Hunsel, Tom Hunsel, Greg Mansfield, and Christine Shoemaker being present. Amy Vollmer was absent.

**MOTION TO OPEN THE MEETING**

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

**MINUTE APPROVAL FROM APRIL 2023 MEETING**

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

**NEW BUSINESS #1**

**Jeff & Laura Bond, dba Twin Rivers Automotive Sales & Services LLC, 636-775-1155**

**Requesting to move existing business to 110 Hwy. MM**

Jeff and Laura Bond being present. Business to be called Moscow Mills Tire & Auto Service.

They are currently in the process of purchasing the location.

The vision is to turn this into a full service station for their own autos, and to offer auto repair to residents of the City, in addition to auto sales, which will consist of 6-10 autos at anytime that are affordable based on community needs. They will also be able to perform inspection and emission services.

The plan consists of:

- host 5-6 automobiles at any one time for repair / no derelict vehicles
- 2 full time and 1 part time mechanic
- tow truck option
- hours will be Monday-Friday 8-5, Saturday 8-12
- 1 access in and out of the parking lot
- will update the exterior lighting, and will work with the City to get their recommendations

P&Z recommends to approve w/contigent being right in, right out on Hwy. MM, with appropriate signage, and blocking off the northern entrance.

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

**UPDATES FROM THE BOARD OF ALDERMAN MEETINGS**

**from Mayor Flannigan**

- Orchard Groves-CMH Homes / Wallace Oils / MoDOT are still on a stand off regarding entrances
- Water expansion is complete on MM
- Amy Vollmer has been elected as an Alderman

**ADJOURN**

Motion was made by Mike Gantner to adjourn at 7:26p.m., seconded by Tom Hunsel. 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