



**Planning and Zoning Commission Meeting  
at Moscow Mills City Hall  
Minutes of June 5, 2023, 6:00p.m.**

---

**ROLL CALL**

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

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

**MOTION TO OPEN THE MEETING**

Motion to open the meeting was made by Mike Gantner, seconded by Tom Hunsel. The motion carried 7-0.

**MINUTE APPROVAL FROM MAY 2023 MEETING**

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

**MOTION TO MOVE NEW BUSINESS #3 UP ON THE AGENDA**

Motion to move agenda item was made by Mike Gantner, seconded by Tom Hunsel. The motion carried 7-0.

**NEW BUSINESS #1**

**Lincoln Co. Ambulance District**

**Ground sign & Wall sign**

**Gates Design, Jennifer Gates, 231 S. Old Orchard Ave., Webster Groves, MO 63119, 314-696-0443**

Jennifer Gates presenting. Both signs will have dawn to dusk timed lighting, as both will be tied together.

Vendor is lined up to perform the work, once the application has been approved.

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

**NEW BUSINESS #2**

**Orchard Grove - Record Plat-Phase 1**

**Pt Lot 2 William Sydnor Estate & Part U.S. Survey 389, T48N. RI E Lincoln County MO**

**DJ Land LLC - Dale Black, 111 N. Lincoln Dr., Troy, MO 63379, 636-262-6397**

Need access easement for legal reasons to get residents from Plat 1 to Hwy. C.

Motion to approve, pending easement solution for access to Hwy. C, was made by Mike Gantner, seconded by Tom Hunsel. The motion carried 7-0.

**NEW BUSINESS #3**

**Northroad Church - Upshot Coffee-Wall sign**

**Atlas Studios, 5220 Ste. A, Washington, MO 63090, 636-519-4115**

Sign has already been installed.

NRC claimed they were losing sales, due to no signage - they didn't get permission ahead for sign installation.

Signage does meet requirements from City.

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

**NEW BUSINESS #4**

**The Villas on Elm - Site plan**

**Monte Cannon, Cannon Properties Inc., 193 N. Lincoln Dr., Troy, MO 63379, 314-486-8978**

Originally submitted as The Boulder @ Moscow Mills. Change in density - less villas, everything else as previously submitted, will be the same.

Steve Mosier, MO State Fire Marshall, inquired about the number of entrances for emergency vehicles. The statute states a single entrance for 130 homes is sufficient.

Developer will be required to keep easement for any future development (by them or another developer), that would be next to this site plan.

Motion to approve the site plan, based on keeping the proper easement between the two properties, was made by Tom Hunsel, seconded by Greg Mansfield. The motion carried 7-0.

**UPDATES FROM THE BOARD OF ALDERMAN MEETINGS**

**from Mayor Flannigan**

- May be losing the current City Attorney, who has applied for a judicial position.
- Clearing done for a new well near Mette Rd. Scheduled to start drilling 2nd week of July. Better/more effective water system for the City residents / businesses.
- Water extensions on Hwy. MM is complete. Ready for developers.
- Waiting to get a water loop for Winchester.
- Hwy 61 Outer road...still trying to work out details with MoDOT, and get all questions / problems worked out between CMS Homes, Wallace Oil, City of Moscow Mills, and MoDOT.

**ADJOURN**

Motion was made by Patrick Flannigan to adjourn at 6:47p.m., seconded by Greg Mansfield. The motion carried 7-0.

**RESPECTFULLY SUBMITTED:**

---

Greg Mansfield  
P&Z Chairman

---

Christine Shoemaker  
P&Z Secretary