



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of August 7, 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 Christine Shoemaker, seconded by Mike Gantner. The motion carried 7-0.

MINUTE APPROVAL FROM JUNE 2023 MEETING

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

NEW BUSINESS #1

All Things Appearance,

40 Freise Ind. Dr., Moscow Mills, MO 63362, 636-248-5051

Wall signage

Banner (8' x 3.5') for front of building / awning, replacing current sign. Sign depicts business name and services offered.

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

NEW BUSINESS #2

JD Development Services, LLC - DBA G&P Concrete

Jessica Deadmond 120 W. Cherry Street, Troy, MO 63379, 636-578-4417

Relocate office to this location

This location will be offices only, not to store vehicles or work trucks, low traffic. G&P Concrete is aware that in the future MODOT will be installing a round-a-bout at Hwy. C & MM.

Traffic flow for entrance and exit to the building will be one way in, and one way out. They are a union shop, and employee 15-20 employees. They service new residential construction.

Motion to recommend approval to utilize 110 Highway MM for flat work office, contingent of entrance to be a right turn in, and exit to be a right turn out was made by Tina Hunsel, seconded by Tom Hunsel. The motion carried 7-0.

NEW BUSINESS #3

Green Hills Labs

Dr. George Schoedinger III

625 Highway C, Moscow Mills, MO 63362, 636-366-5232

P&Z's input for installing solar arrays for additional power

Dr. Schoedinger is providing information to the board, to see if this is worth him moving forward.

The solar "towers" that would be erected, are approximately 120 feet high, would provide much needed electric, as the Lab expand. These are environmentally friendly, cost approximately \$2 million each, and provide 250KW of electric.

There will need to have a zoning variance.

Motion to table until September for P&Z Commission to review and discuss was made by Tom Hunsel, seconded by Mike Gantner. The motion carried 7-0.

PUBLIC DISCUSSION

Tropicana Trailer Park residents were questioning the actions of the new ownership, concerning the damaged trailers not being taken care of, rent being not reasonably raised.

Mayor Flannigan explained that these things are not in violation of City ordinances, and she should call the property owners to express her thoughts.

UPDATES FROM THE BOARD OF ALDERMAN MEETINGS

from Mayor Flannigan

- The City has retained Cindy Davenport, as our attorney
- The new well is being drilled, currently at 880feet, will be finished at 1400ft.
- Amy Vollmer has been elected as an Alderman

ADJOURN

Motion was made by Mike Gantner to adjourn at 6:58p.m., seconded by Tom Hunsel. The motion carried 7-0.

RESPECTFULLY SUBMITTED:

Greg Mansfield
P&Z Chairman

Christine Shoemaker
P&Z Secretary