



Planning and Zoning Commission Meeting  
at Moscow Mills City Hall  
Minutes of September 6, 2023, 6:00 PM

**ROLL CALL**

Attendance was taken at 6:00 PM with Mayor Patrick Flannigan, Mike Gantner, Tina Hunsel, Tom Hunsel, Greg Mansfield, and Amy Vollmer being present.  
A.J. Girondo (City Engineer) was present. Board Member Steve Aston was present.  
Christine Shoemaker was absent.

**MOTION TO OPEN THE MEETING**

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

**MINUTE APPROVAL FROM AUGUST 7 2023 MEETING**

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

**OLD BUSINESS #1**

**Green Hills Labs -Solar arrays**

Further investigation by business owner concluded that per Public Service Commission, private business cannot sell utilities (excess electricity) ba city has no interest in pursuing project either.  
No motion/vote required.

**OLD BUSINESS #2**

**Jessica Deadmond-JD Development Services, LLC**

**DBA G&P Concrete, 110 Hwy MM**

**Special Old Town District**

Subsequent inquiry by business owner to MODot determined that "Right In/Right Out" entrance condition set forth by P&Z in August meeting would not be permitted in that location.

Motion to approve right of way as proposed for concrete drive was made by Tina Hunsel, seconded by Greg Mansfield. The motion carried 6-0.

**NEW BUSINESS #1**

**Missouri Best Homes, LLC**

**274 E. Second Street**

**Land use- Special Old Town District**

Proposing to build multi-family units consisting of two 4-plexes. Lot approx. 28,000 sq. ft. Will work with city on culvert system between units.

Motion to approve was made by Mike Ganter, seconded by Amy Vollmer. The motion carried 6-0.

**NEW BUSINESS #2**

David Smith Jr.  
315 West Fourth Street  
Above ground pool

18' above ground pool positioned 12 ft from house, at least 8' from property line, installed by Watson Pools. Plan review/inspection by GBA compliant with city ordinances.

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

**NEW BUSINESS #3**

Walnut Ridge Villas  
Preliminary plat review

Second phase, Chesnutt Ridge, located off Main Street. Plans include building 54 2-story attached villas (2-story/1200 sq.ft) and 3 single-family homes (1400 sq ft). Approval contingent on granting an easement to the City along the west side of the property, which will connect to Chestnut Ridge on the north end and City property on the south end.

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

**UPDATES FROM THE BOARD OF ALDERMAN MEETINGS**

from Mayor Flannigan

- New well head installed, will be tied into the city water plan in the next few weeks.
- Future development of town homes at site of old gas station on Elm Tree (next to Moscow Meadows).
- Discussion of future plans for a new city park.

**ADJOURN**

Motion was made by Patrick Flannigan to adjourn at 6:47pm, seconded by Tom Hunsel. The motion carried 6-0.

**RESPECTFULLY SUBMITTED:**

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Greg Mansfield  
P&Z Chairman

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Tina Hunsel  
P&Z Member (standing in for P&Z Secretary)