



**Planning and Zoning Commission Meeting  
at Moscow Mills City Hall  
Minutes of April 3, 2023, 6:00p.m.**

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**ROLL CALL**

Attendance was taken at 6:00p.m. with Patrick Flannigan, Mike Gantner, Jerry Green, Tina Hunsel, Tom Hunsel, Greg Mansfield, and Christine Shoemaker being present.  
Cindy Davenport (City Attorney), and A.J. Gironde (City Engineer) were present.

**MOTION TO OPEN THE MEETING**

Motion to open the meeting was made by Jerry Green, seconded by Christine Shoemaker. The motion carried 7-0.

**MINUTE APPROVAL FROM FEBRUARY 2023 MEETING**

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

**NEW BUSINESS #1**

**Tri Tech Automation - Clinton Mix Plan, 1300 Blackburn Ct.**

**Building addition, supplied proposed site plan**

Larry Walker - Horn Architecture presenting.

The addition will be 4000 sq. ft, and the exterior will match the existing. Sewer capacity isn't an issue, since there won't be restrooms added. Breaking ground soon as possible, with approximately 6 weeks to build.

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

**NEW BUSINESS #2**

**Roy Crane, 10 Brake Rd., Troy, MO 63379, 314-581-0641**

**Preliminary Plat for Grindstone Grove (duplexes)**

Roy Crane, and Bruce Werkmeister presenting.

Proposing to build duplex units on Railroad Street. City owns a triangle section of land on the Northwest edge of the property, which backs up to lots 5 & 6. If the builder is willing to apply an asphalt overlay on Railroad Street in front the Grindstone Grove property, the City will split the cost (50-50), and give the triangle wedge of property to the builder. Each unit will be approximately 1100 sq. ft., with an attached garage. The units can be purchased or rented, depends on the housing need at the time of completion. Some units will be walk-outs, egress on others, they will have party wall agreements. The builder will fix any of the concrete pads that are damaged due to heavy equipment during the build process. A.J. Gironde (City Engineer) confirmed there won't be any water issues. Traffic concerns on MM were discussed, as well. As population grows in the City, MoDOT changes will be in the City's future.

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

**NEW BUSINESS #3**

**Todd Culbertson, 951 W. College St., Troy, MO 63379, 636-462-3805**

**Placing a 4 unit modular classroom at the Ninth Grade Center**

The School District is under a 3 year lease for modular unit. Building a permanent structure is up to the Board of Education, and must prove to be cost effective per student. The modular unit will sit on poured concrete peers, and will not require water or sewer.

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

**NEW BUSINESS #4**

Justin Mense, 314-565-0592

**Building a duplex on an existing FOR SALE lot**

Justin withdrew his application, and did not attend the P&Z meeting. A duplex must have an 11,000 sq. ft. lot, and the lot was only 7700 sq ft.

**UPDATES FROM THE BOARD OF ALDERMAN MEETINGS**

from Mayor Flannigan

- Water main work continues
- Outer road project is on hold - Wallace Oil, MoDOT, and CMS are working out the details, based on the Mobil on the Run, and the under construction Orchard Grove subdivision

**ADJOURN**

Motion was made by Mike Gantner to adjourn at 6:46p.m., seconded by Greg Mansfield. The motion carried 7-0.

**RESPECTFULLY SUBMITTED:**

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Greg Mansfield  
P&Z Chairman

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Christine Shoemaker  
P&Z Secretary