



**Planning and Zoning Commission Meeting  
at Moscow Mills City Hall  
Minutes of March 4, 2024 at 6:00pm**

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**ROLL CALL**

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

Amy Vollmer was absent.

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

**MINUTE APPROVAL FROM FEBRUARY 5, 2024 MEETING**

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

**NEW BUSINESS #1**

**Home Occupation -1281 Kathy Avenue - Matthew Karnes - Contractor**

Mr. Karnes was present. Working out of his home, no customers on the premises. He'll have 2 placards on his vehicle. He'll eventually want acreage to operate his business.

Motion to approve made by Tom Hunsel, seconded by Christine Shoemaker. The motion carried 6-0.

**NEW BUSINESS #2**

**Elm Tree Development - George Tucker - Monument sign**

Mr. Tucker was present. New subdivision monument / ground sign.

Motion to approve was made by Tina Hunsel, seconded by Jennifer Jeckstadt. The motion carried 6-0.

**NEW BUSINESS #3**

**Elite Tool - Frank Roth - Site plan**

Cliff Heitman, Bax Engineering was present.

The site plan indicates 13.61 acres, 120,000 sq ft building, 8,000 sq ft office, and 112,000 sq ft warehouse.

Intend to sell current building, move everything into the new space.

They will set up 90 parking spaces, City zoning requires 139 spaces. 49 additional spaces for future parking, as long as P&Z allows.

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

**NEW BUSINESS #4**

**Grindstone Grove - Crane/Werkmeister - Final plat**

Dennis Kallash, Fitch and Associates was present.

Proposing 22 lots (41 units-duplexes). Water main needs to get worked out with homeowners agreeing to grant easement access

2 lots (4 units) were ok'd to proceed with the contingency of the water main issue getting resolved.

Motion to approve contingent on the water main approval of the homeowners made by Tina Hunsel, seconded by Jennifer Jeckstadt. The motion carried 6-0.

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**NEW BUSINESS #5**

**The Mills - Cannon Builders - Final Plat**

Monty Cannon presents. 34 single lots. Utilities have been in for some time. The streets will all need to be resurfaced. The City will split the asphalt costs with the Builder, 55% City and 45% Cannon Properties. Motion to approve made by Christine Shoemaker, seconded by Tom Hunsel. Motion carried 6-0.

**UPDATES FROM THE BOARD OF ALDERMAN MEETINGS**

Zoning change - Bright Idea, LLC approved. P&Z recommended last month . BOA approved.

360 Solar Tower. Not going to happen, due to the cost of electricity.

**WORK SESSION**

Linda Buschman, Community Planner from Boonslick Regional Planning Commission  
P&Z committee members were asked to mark up the following on the blank City maps provided:

- future flooding
- current zoning
- future expansion
- future annexation
- 10 year plan
- know Troy city limits

We will conclude at the next months meeting.

**ADJOURN**

Motion was made by Jennifer Jeckstadt to adjourn at 7:00p.m., seconded by Tom Hunsel. The motion carried 6-0.

**MOTION TO RE-OPEN THE MEETING** was made by Patrick Flannigan, seconded by Christine Shoemaker, the motion carried 6-0, to discuss the following:

Proposed laundry mat, providing being supported by P&Z. Charles Henke was present.

To purchase the property at 490 Main (4th & Main) (900 sq ft), remodel existing, 300sqft living space (parking out back), with 15-20 total machines, and with 5-7 parking spaces to be in front of the building. The sewer can handle the water usage, if the pump isn't sufficient, it is up to Mr. Henke to provide the upgrade.

Mr. Henke has the support of the P&Z.

**MEETING ADJOURNED AT 7:15PM**

**RESPECTFULLY SUBMITTED:**

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Greg Mansfield  
P&Z Chairman

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Christine Shoemaker  
P&Z Secretary