

Wednesday December 9, 2020
Saint Louis

A regular meeting of the St. Louis Planning Commission was called to order via Conference Call by Chairman Doepker at 5:30 P.M.

Present: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford

Due to the meeting being held via Conference Call and no flag available the Pledge of Allegiance was not said.

Motion made by Reed, supported by D. Kelley, to approve the minutes of the last meeting on July 15, 2020.

Roll Call:

Ayes: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Whitford

Nays: None

Motion carried.

Kurt advised that two (2) weeks ago at the Zoning Board of Appeals meeting the variance request from Jer-Den Plastics had been approved. Minutes for the meeting were attached in the Planning packet. The side yard setback is 20 feet, this is 8.27 feet into the setback. Kurt advised that the Planning Commission can't approve without the Variance approval from the Zoning Board of Appeals. The Police Chief and Fire Chief had no issues with the Variance request. The City notified residents within three hundred feet of the property. There were no comments regarding it. Kurt advised that the City recommends the approval.

Motion by D. Kelley, supported by J. Kelly to approve the Site Plan request for Jer-Den Plastics.

Roll Call:

Ayes: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Whitford

Nays: None

Motion Carried.

Kurt asked the Planning Commission their thoughts on holding meetings via Zoom. Due to the pandemic meetings will more than likely be virtual into the first quarter of 2021. Most Planning members would be able to. A few members that haven't used Zoom. Kurt advised a practice run would be available to members.

There was no other business.

Motion made by Reed, supported by J. Kelly to adjourn at 5:42 P.M.

Roll Call:

Ayes: Doepker, D. Kelley, Giles, Reed, S. Kelly, Whitford

Nays: None

Motion Carried.

Dori Foster
Recording Secretary

Wednesday July 15, 2020
Saint Louis

A regular meeting of the St. Louis Planning Commission was called to order via Conference Call by Chairman Doepker at 5:30 P.M.

Present: Doepker, D. Kelley, Giles, S. Kelly, J. Kelly, Whitford
Absent: Reed, Palmer
Others present: Bryan Grasso-Shonka

Due to the meeting being held via Conference Call and no flag available the Pledge of Allegiance was not said.

Motion made by D. Kelley, supported by J. Kelly to approve the minutes of the last meeting on June 10, 2020.

Roll Call:
Ayes: Doepker, D. Kelley, Giles, S. Kelly, J. Kelly, Whitford
Nays: None
Motion carried.

Kurt Giles advised the Planning Commission that the owner of 220 N. Mill Street would like to add an overhead door to the rear of the building. The owner Bryan Grasso-Shonka who is in attendance for this meeting has submitted drawings for reconfiguring the island behind the building to obtain access to his building. Kurt stated the owner has been working on the building internally adding office space toward the front and fixing the front facade of the building. The owner would like to reduce the island creating an ingress/egress to the building. One Victorian lamp post would need to be removed from the island. Kurt stated the drainage there would not be affected. Utility Director Keith Risdon had previously looked over the drawings and recommended that the space in front of the overhead door be a No-Parking space with access to the building. D. Kelley asked what the business is. Bryan Grasso-Shonka stated it is a vending machine business. The rear of the building would hold equipment and supplies. With the overhead door being installed they would be able to keep their truck inside the building. Kurt stated that the city has no issues and recommends the approval.

Motion by D. Kelley, supported by Whitford to approve the site plan for 220 N. Mill Street.

Roll Call:
Ayes: Doepker, D. Kelley, Giles, S. Kelly, J. Kelly, Whitford
Nays: None
Motion carried.

Kurt Giles advised the Planning Commission that there was no other business.

Motion made by J. Kelly, supported by D. Kelley to adjourn at 5:41 P.M.

Roll Call:

Ayes: Doepker, D. Kelley, Giles, S. Kelly, J. Kelly, Whitford

Nays: None

Motion carried.

Dori Foster

Recording Secretary

Wednesday June 10, 2020
Saint Louis

A regular meeting of the St. Louis Planning Commission was called to order via Conference Call by Chairman Doepker at 5:30 P.M.

Present: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford

Due to the meeting being held via Conference Call and no flag available the Pledge of Allegiance was not said.

Motion made by D. Kelley, supported by Reed to approve the minutes of the last meeting on March 11, 2020.

Roll Call:

Ayes: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford

Nays: None

Motion carried.

Kurt Giles advised the Planning Commission that there was an application for a lot combine for two (2) parcels. Resident's Chovanec's of 426 College Place acquired the property to the East of them on 117 W. Prospect Street. They have submitted a completed application with a proposed new description of the two lots combined by a certified surveyor.

Planning Commission member Reed asked if there was a small outbuilding already on the vacant property. Kurt Giles stated that yes there is. D.Kelley stated there was previously a house there but that is had burnt.

Motion made by D. Kelley to approve the lot combine, supported by Palmer to approve the lot combine of 426 College Place and 117 West Prospect.

Roll Call:

Ayes: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford

Nays: None

Motion carried.

Kurt Giles stated there was no other new business. Kurt did want to advise of a zoning update of Michigan Avenue. The developer had withdrawn his offer. At this time nothing is proposed. The city believes that the R-3 Zoning is still beneficial for that area.

Motion made by J. Kelly to adjourn at 5:40 P.M., supported by Whitford.

Roll Call:

Ayes: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford

Nays: None

Motion carried.

Dori Foster
Recording Secretary

PLANNING COMMISSION MINUTES
Wednesday March 11, 2020
Saint Louis

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doecker at 5:30 P.M.

Present: Doecker, D. Kelley, Giles, Reed, S. Kelly, Whitford

Excused: J. Kelly, Palmer

Also Present: Ryan Smith of Gemini Capital Mngt., Dawn Barton, Rodolfo Diaz Pons, Peggy Diaz Pons, Mark Thompson

The Pledge of Allegiance was led by Chairman Doecker.

Motion made by Reed, supported by D. Kelley to approve the minutes of the January 8, 2020 meeting. All Ayes. Motion carried.

New Business:

Open Public Hearing – Rezoning Property in vicinity of 701 Michigan Avenue from R-2 One and Two Family Residential to R-3 Multi-Family Residential at 5:32 pm

City Manager Giles identified the property to be considered for rezoning and provided some background.

Public Comments:

Dawn Barton – Why is this property being considered for rezoning?

Answer – Provides flexibility for development and is consistent with City Master Plan. R-3 would allow residential development from single family up to quad family and multifamily residential.

Mark Thompson – Would a potential housing project be similar to the Senior Complex opposite City Hall? Would taxes be affected?

Answer – There is no reason to anticipate that type of construction at this time, however, any use compliance with R-3 zoning would be allowed subject to site plan review. Current property was a commercial use while in an R-2 zoning. Rezoning of nearby property to R-3 classification is not expected to affect assessed values of other properties in the area.

Dawn Barton – Concerns with increase in traffic, lawns being eliminated, possible Mall, widening of Whitney Place pavement, increase in density.

Answer- No off-site lawn areas are planned to be reduced, no widening of Whitney Street is expected, there will be no Mall, it is not anticipated that there will be a significant increase in residential density, and any

traffic increase is expected to be accommodated by existing transportation facilities.

Tom Reed – Did taxes go up around DeShano’s projects?

Answer – We are not aware of this happening. Will need to review with the Assessor.

Rodolfo Diaz Pons – County GIS shows current Tachos property extends along Whitney Place and the alley? Will this rezoning have any impact on the Church?

Answer- The Tacho’s parcel does have frontage along to Whitney Place and the adjacent alleyway. We do not anticipate any impact on the Church due to this rezoning. The Church will maintain its “legal nonconforming” status and remain unaffected by the proposed adjacent re-zoning

Mark Thompson – This property cannot be reused as a restaurant after the rezoning takes place?

Answer- Before the property could be used as a restaurant, it would need rezoning approval to a C-2 (General Business) district.

Giles – This property has not been used in at least 4-5 years. Without the facility being occupied and used regularly, it may continue to deteriorate. The vacant portion of this tract of land may have always been unused. There is some interest in developing this area as mixed residential. The City staff sees this rezoning to R-3 as a beneficial change.

Close Public Hearing at 5:50 pm.

Motion made by D. Kelley, supported by Whitford to rezone the property located in the area of 701 Michigan Ave. from R-2 One and Two Family Residential to R-3 Multi-Family Residential. All ayes. Motion carried.

Other Business:

No other business was presented.

Giles informed Commissioners that Amanda Kelly resigned from the Planning Commission due to other commitments. Commissioners will miss her input and were asked to seek out other interested residents to fill this current vacancy.

Motion made by Reed, supported by D Kelley to adjourn at 6:02 P.M. Motion carried.

Dori Foster
Recording Secretary

Wednesday January 8, 2020

St. Louis

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Doepker, D. Kelley, Giles, Reed, S. Kelly, Whitford, A. Kelly

Absent: J.Kelly, Palmer

Also Present: Keith Risdon-Utilities Director

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by D. Kelley, supported by Reed to approve the minutes of the last meeting on August 14, 2019. All ayes. Motion carried.

Kurt Giles advised the Planning Commission that staff had been working on updating the Zoning Map. Kurt advised that the goal was to have an accurate zoning map and have a layer added to the GIS map. When someone looks up a parcel on the County's web-site we would like it to default to blank or see zoning map.

Kurt advised that the Transitional Zone on the map had expanded to the East to the Bear Truss property line. Kurt went over some ordinances that were updated on paper but not on the map. Kurt asked the Planning Commission if they had any questions regarding the new map. There were no questions.

Kurt stated there was no other business to present.

Motion made by D.Kelley, supported by Whitford to adjourn at 6:09 P.M. All ayes. Motion carried.

Dori Foster
Recording Secretary