

PUBLIC HEARING

The City of New Melle Planning & Zoning Commission Public Hearing was opened at 7:00 p.m. by Chairman Schepis. The meeting was held at the New Melle City Hall, 145 Almeling St., New Melle, MO 63365. The purpose of the hearing was for citizen input on the proposed rezoning request from B&G Self Storage LLC to rezone property located at 4711 Hwy Z, New Melle, MO from R-1 (Single-Family Residential District) to I-1 (Light Industrial District).

There were sixteen (16) citizens in attendance. Questions were asked about a conceptual plan. The applicants did not have a detailed plan showing the amount and sizes of buildings. They explained what their intentions were for the property and for access. There were concerns regarding the lighting, noise, and theft. It was stated that the adjoining 11 acres had recently sold as R-1. There were no documents approving access to the property. The request does not meet the Comprehensive Plan future zoning use.

The hearing closed at 7:23 p.m.

REGULAR MEETING

Chairman Schepis called the meeting to order at 7:23 p.m.

Present at roll call were: Chairman Schepis, Commissioner Birk, Commissioner Kern, Mayor West, Commissioner Riecke, and Alderman Hendrich.

APPROVAL OF AGENDA

A motion was made by Commissioner Kern, seconded by Commissioner Birk to approve the agenda. Motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Kern, seconded by Commissioner Birk to accept the November 1, 2016 minutes as corrected. Motion passed unanimously.

OPEN FORUM

There was no input.

OLD BUSINESS/DISCUSSION

There was no Old Business.

NEW BUSINESS

1. B&G Self Storage LLC Rezoning Request – 4711 Hwy Z – A motion was made by Mayor West and seconded by Chairman Schepis to approve the rezoning request from R-1 to I-1 and recommend same to the Board of Aldermen. All nays. Motion failed.
2. New Melle Car Wash Sign Permit – 4659 Hwy Z – Applicant was in attendance and stated that the height variance was required due to the sloping property along the highway. Building Inspector Barclay stated that he would recommend approval contingent on there being no direct lighting. Commissioner Kern made a motion, seconded by Mayor West to approve the sign contingent on the approval of the Building Inspector and recommend same to the Board of Aldermen. All ayes. Motion passed unanimously.
3. RGK Site Plan – 4481 Hwy Z – Chairman Schepis made a motion, seconded by Commissioner Kern to recommend approval to the Board of Aldermen contingent on eliminating the middle driveway, obtaining the MoDOT permit, and on all comments completed as recommended by Cochran Engineering. All ayes. Motion passed unanimously.

BUILDING INSPECTOR REPORT

The inspection report was reviewed.

ROAD COMMITTEE REPORT

1. Alderman Karrenbrock reported that she had received a call regarding the pot holes in Sycamore Creek Subdivision. The committee will review the issue and report back.

CODE ENFORCEMENT ITEMS

1. 4577 Hwy Z – The Greenwood Group – A complaint was filed regarding debris and ashes. Mayor West made a motion, seconded by Alderman Hendrich to approve recommendation to the Board of Aldermen to refer the complaint to St. Charles County Code Enforcement. Vote: 1 aye, 4 nays, 1 abstention. Motion failed.

The next meeting is scheduled for January 3, 2017 at 7:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Kern and seconded by Commissioner Birk to adjourn the meeting at 8:12 p.m. Motion passed unanimously.