

PUBLIC HEARING

The City of New Melle Planning & Zoning Commission Public Hearing was opened at 7:00 p.m. by Chairman Birk. 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 Conditional Use Permit for a three-phase cremation garden with three columbariums and one hundred seventy-four grave sites at Immaculate Heart of Mary Catholic Church located at 8 W. Hwy D, New Melle, MO.

There were seven (7) citizens in attendance. Laura Orf, Business Manager at Immaculate Heart of Mary, explained the need for the addition grave sites as there are currently only 2 left. There will be three columbariums holding 72 urns each. Pete Schepis asked about Conditional Use Permits being revoked and was told as long as the use does not change, it will not happen. It was also explained that the church is currently setting up perpetual maintenance of their cemetery.

The hearing closed at 7:10 p.m.

REGULAR MEETING

Chairman Birk called the meeting to order at 7:10 p.m.

Present at roll call were: Chairman Birk, Commissioner Riecke, Commissioner Ropp, Mayor West, Commissioner Nelson, and Alderman Hendrich. Chairman Birk welcomed Commissioner Nelson to his first meeting.

APPROVAL OF AGENDA

After asking that New Business Item #1 be moved to Open Forum, a motion was made by Mayor West, seconded by Alderman Hendrich to approve the agenda. Motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Alderman Hendrich, seconded by Mayor West to approve the July 10, 2018 minutes. Motion passed unanimously.

OPEN FORUM

1. (New Business) Approve Conditional Use Permit for Immaculate Heart of Mary Catholic Church – A motion was made by Alderman Hendrich and seconded by Mayor West to approve the Conditional Use Permit and recommend to the Board of Aldermen. Motion passed unanimously.
2. City Clerk Hotfelder reported on the building inspection process with St. Charles County.

OLD BUSINESS/DISCUSSION

1. Update on Comprehensive Plan – Public Meeting Wednesday, September 26, 2018 at 7:00 p.m. at New Melle Sports and Recreation - Chairman Birk reported that he and the Mayor had attended the New Melle Chamber of Commerce Meeting at The Quarry Wine Garden. Todd Streiler talked to the Chamber about their wants, wishes, likes and dislikes for the City of New Melle.
2. Approve The Quarry Wine Garden Plat Consolidation and Rezoning to C-3 (Highway Commercial) - Kurt Kutter with Cochran Engineering recommended approval of the consolidated plat and the rezoning. A motion was made by Mayor West and seconded by Commissioner Ropp to recommend approval to the Board of Aldermen. Motion passed. Commissioner Riecke abstained.
3. Approve Record Plat for Dollar General – Kurt Kutter recommended approval. A motion was made by Mayor West and seconded by Alderman Hendrich to recommend approval to the Board

of Aldermen. Motion passed unanimously.

4. Approve Amended Planning and Zoning Map for Inclusion of R-1D (Single-Family Residential) Zoning – Mayor West made a motion, seconded by Alderman Hendrich to recommend approval to the Board of Aldermen. Motion passed unanimously.

NEW BUSINESS

1. See Open Forum
2. Approve Sign Permit for Tidd Realty – A motion was made by Mayor West and seconded by Alderman Hendrich to approve the sign permit contingent on engineering approval of concrete base and recommend same to Board of Aldermen. Motion passed unanimously.
3. Discuss Updating the City's Sign Ordinance – A motion was made by Commissioner Riecke and seconded by Commissioner Ropp to approve the drafting of ordinances similar to the City of Wentzville. Motion passed unanimously.

BUILDING INSPECTOR REPORT

The inspection report was reviewed.

ROAD COMMITTEE REPORT

There was no Road Committee Report.

CODE ENFORCEMENT ITEMS

Alderman West made a motion, seconded by Alderman Hendrich to submit to Code Enforcement the house across from Maracas for tall grass and the house across from the City Hall for repairs. Motion passed unanimously.

The next meeting is scheduled for October 2, 2018 at 7:00 p.m.

ADJOURNMENT

A motion was made by Mayor West and seconded by Commissioner Ropp to adjourn the meeting at 7:42 p.m. Motion passed unanimously.