

MINUTES
PLANNING COMMISSION
April 22, 2021
5:30 P.M. Regular Meeting

CITY CLERK
2021 APR 23 PM 2: 51

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Current Term of Office</u>
MEMBERS PRESENT:	Lauren Catron	(31-12)	07/17/22
	Bob Bucher	(33-04)	06/15/23
	Donna Jean Boyer	(34-02)	07/22/23
	Reba Kendall	(58-07)	01/29/22
	Karen Quintana Planalp	(17-02)	08/04/24
	Ben Burtnett	(27-08)	02/12/23
	Allison Tschannen	(11-09)	07/15/24
	Tim Doyle	(10-05)	12/14/24
MEMBERS ABSENT:	Josh Knight	(06-01)	08/05/23
STAFF PRESENT:	Ted Elo, Assistant City Attorney Zack Martin, City Planner Reed Schwartzkopf, City Engineer Rebecca Shipp, Executive Administrative Assistant		

Call to Order –Kendall called the meeting to order at 5:32pm.

Kendall entered Chapters 11, 26 and 31 of the Code of Ordinances into evidence.

ROLL CALL: Quintana Planalp-present, Tschannen-present, Catron-present, Burtnett-present, Bucher-present, Doyle-present, Knight-Absent, Kendall-present, Boyer-present. Quorum is present. Five members constitute a quorum.

Kendall read the rules of conduct.

Bucher made a motion to approve the minutes of the March 25, 2021 meeting. Tschannen seconded

VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 8, Nays – 0, Abstain – 0 Minutes approved.

UNFINISHED BUSINESS

None

NEW BUSINESS

ITEM #1 Zoning District Change – A request for approval of a change of zoning from C-1, Neighborhood Shopping District to M-1, Light Manufacturing District for the property located at 904 S 22nd Street as requested by Mike Spiking and Curtis Howard.

Zoning District Changes move on to City Council

Staff recommendation: denial

Kendall stated the applicant has requested a postponement of the item until the next meeting as they are currently working with the City on their request.

Kendall opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Boyer made a motion to continue the item until the May 27, 2021 Planning Commission meeting. Bucher seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 8, Nays – 0, Abstain – 0 Motion approved.**

ITEM #2 Zoning District Change – A request for approval of a change of zoning from C-3, Commercial District to R-1A, Single Family Residential District for the property located at 2520 N 35th Street as requested by Carolyn Niemann.

Zoning District Changes move on to City Council

Staff recommendation: approval

Martin gave the staff report.

Discussion was held between commissioners and staff as to what the item was requesting.

Attorney G. Brent Powers, agent of the applicant, – 3715 Beck Road, Suite D—spoke in favor of the item.

No one spoke in opposition.

Burtnett made a motion to approve the request. Quintana Planalp seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 8, Nays – 0, Abstain – 0 Motion approved.**

ITEM #3 Major Subdivision – A request for approval of a preliminary plat for a major commercial subdivision entitled Ideker, Inc at 4614 S 40th, as requested by Paul Ideker.

Major subdivisions are forwarded to the City Council.
Staff recommendation: approval with conditions

Martin gave the staff report.

Discussion was held between commissioners and staff regarding the item.

Paul Ideker – 3022 Ashland –spoke in favor of the item.

No one spoke in opposition.

Quintana Planalp made a motion to approve the request. Catron seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 8, Nays – 0, Abstain – 0 Motion approved.**

ITEM #4 Authorization to enter into a Subdivision Improvement Agreement - Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Ideker, Inc as provided in Section 26-71(a).

Approved or denied by the Planning Commission
Staff recommendation: approval

No discussion was held among commissioners.

No one spoke in favor of the item.

No one spoke in opposition of the item.

Boyer made a motion to approve the request. Doyle seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 8, Nays – 0, Abstain – 0 Motion approved.**

ITEM #5 Major Subdivision – A request for approval of a preliminary plat for a major commercial subdivision entitled Tall Timber Subdivision at 3802 Karnes Road, as requested by Glen Klocke agent.

Major subdivisions are forwarded to the City Council.

Staff recommendation: postpone until May 27, 2021 Planning Commission meeting at the applicant's request

Kendall stated the applicant has requested a postponement of the item until the next meeting as they are currently working with the City on their request.

Discussion was held between commissioners and staff regarding postponement.

Kendall informed those present Items # 5 and #6 relate to platting issues and item #7 relates to use.

Elo informed all present a question of conflict of interest had been raised regarding Bucher and Kendall.

Elo stated Bucher and Kendall do not have a conflict of interest and do not need to recuse themselves.

Bucher spoke regarding conflict of interest and gave additional information as to why none exists.

Kendall spoke regarding conflict of interest and gave additional information as to why none exists.

Discussion was held between commissioners and staff regarding the request.

Kendall opened the item for public comment.

Glen Klocke—5055 Hwy N, St. Charles, MO—spoke in favor of the item.

Jean Pawlowski—3301 Chris Hessler Road—spoke in opposition of the item.

Tim Zirkle—3221 Morton Lane—spoke in opposition of the item.

Boyer made a motion to continue the item until the May 27, 2021 Planning Commission meeting. Tschannen seconded.

VOTE: Quintana Planalp-no, Tschannen-yes, Catron-yes, Burtnett-no, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes

Ayes – 6, Nays – 2, Abstain – 0 Motion approved.

Discussion was held between commissioners and staff regarding the item.

Zirkle responded to question posed by Kendall.

Jayne Katakis—3223 Morton Lane—spoke in opposition of the item.

ITEM #6 Authorization to enter into a Subdivision Improvement Agreement - Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Tall Timber Subdivision as provided in Section 26-71(a).

Approved or denied by the Planning Commission

Staff recommendation: postpone until May 27, 2021 Planning Commission meeting at the applicant's request

Quintana Planalp made a motion for postponement.

Kendall responded the item needed to be opened for public comment first.

Motion dies for lack of second.

Discussion was held among commissioners and staff regarding clarification of the item.

Kendall opened the item for public comment.

No one spoke in favor of the item.

Jean Pawlowski—3301 Chris Hessler Road—spoke in opposition of the item.

Discussion was held regarding clarification of the item.

Kristen Tedder—3220 Morton Lane—spoke in opposition of the item.

Larry Werthmuller—3102 N 39th Terrace—spoke in opposition of the item.

Mike Cazel—3010 N 39th Terrace—spoke in opposition of the item.

Discussion was held regarding clarification of the item.

Jayne Katakis—3223 Morton Lane—spoke in opposition of the item.

Tim Zirkle—3221 Morton Lane—spoke in opposition of the item.

John Christensen—2904 N 39th Terrace---spoke in opposition of the item.

Linda Hundley—3224 Morton Lane---spoke in opposition of the item.

Ben Burtnett requested a five-minute break.

Kendall recessed the meeting at 6:57pm.

Meeting resumed at 7:04pm.

Robert Brown—3227 Morton Lane—spoke in opposition of the item.
Discussion was held regarding clarification of the item.

Nathan Hunt—3108 N 39th Terrace—spoke in opposition to the item.

Boyer made a motion to continue the item until the May 27, 2021 Planning Commission meeting. Bucher seconded.

VOTE: Quintana Planalp-no, Tschannen-yes, Catron-yes, Burtnett-no, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 6, Nays – 2, Abstain – 0 Motion approved.

ITEM #7 Conditional Use Permit – A request for approval of a conditional use permit for the purpose of constructing a wireless communications facility per Sec. 31-306 (a) on the property located at 3802 Karnes Road, as requested by Glen Klocke on behalf of Network Real Estate LLC.

Conditional Use Permits are forwarded to the City Council.

Staff recommendation: postpone until May 27, 2021 Planning Commission meeting at the applicant's request

Kendall opened the item for public comment.

Glen Klocke, agent—5055 Hwy N, St. Charles, MO –spoke in favor of the request.

Discussion was held between commissioners, applicant, and staff regarding the request.

Mike Chambers—320 N 10th---spoke in favor of the item.

Nathan Hunt—3108 N 39th Terrace—spoke in opposition of the item.

Martin reminded those present of State and Federal law prohibiting considerations of health reasons on this issue.

Jean Pawlowski—3301 Chris Hessler Road—spoke in opposition of the item.

Cody Holt—3306 Chris Hessler Road---spoke in opposition of the item.

Mike Cazel—3010 N 39th Terrace—spoke in opposition of the item.

Linda Hundley—3224 Morton Lane—spoke in opposition of the item.

Larry Werthmuller—3102 N 39th Terrace—spoke in opposition of the item.

Cynthia Brown—3227 Morton Lane---spoke in opposition of the item.

Robert Brown—3227 Morton Lane—spoke in opposition of the item.

Kristen Tedder—3220 Morton Lane—spoke in opposition of the item.

Jayne Katakis—3223 Morton Lane—spoke in opposition of the item.

Jean Pawlowski—3301 Chris Hessler Road—spoke a second time in opposition of the item.

Discussions were held among commissioners and Chambers regarding the item.

Mike Cazel—3010 N 39th Terrace—spoke a second time in opposition of the item.

John Sager---17931 Hwy 71---spoke in opposition of the item.

Jing Li---2906 N 39th Terrace---spoke in opposition of the item.

Kendall reminded those present of State and Federal law prohibiting considerations of health reasons on this issue.

Boyer made a motion to continue the item until the May 27, 2021 Planning Commission meeting. Tschannen seconded.

**VOTE: Quintana Planalp-no, Tschannen-yes, Catron-yes, Burnett-no, Bucher-yes, Doyle-yes, Kendall-yes, Boyer-yes
Ayes – 6, Nays – 2, Abstain – 0 Motion approved.**

Martin gave a preview of items of May's agenda.

The meeting adjourned at 8:43 pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk
Planning Commission Members
Bryan Carter, Interim City Manager
Clint Thompson, Planning & CD Director
Ted Elo, Assistant City Attorney
Brady McKinley, Civil Engineer
Mark Townsend, Technology Associate Director