



**CITY OF VALLEY PARK
PLANNING AND ZONING COMMISSION
MEETING
VIA VIDEO CONFERENCING (ZOOM)
AT 6:00 P.M. ON JUNE 22, 2020
VALLEY PARK CITY HALL, 320 BENTON
STREET, VALLEY PARK, MISSOURI 63088**

****** AGENDA******

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - a. 06-15-2020 Planning and Zoning Commission minutes
- 4. NEW BUSINESS**
 - a. Site Plan Review – 839 Meramec Station Road
- 5. ADJOURNMENT**

6/20/2020

11:38 am

VALLEY PARK PLANNING & ZONING COMMISSION
Monday, June 15, 2020

CALL TO ORDER: Meeting called to order at 7:07pm by Chairman Mike Cyr

ATTENDANCE: Mike Cyr, Chairman
Alderwoman Betty Halker
Rich Schmitt
Alva Roberts
Mayor, Chandra Webster

NON MEMBERS IN ATTENDANCE:

Tim Engelmeyer, City Attorney
Gil DeNormandie, Building Commissioner
Dusty Hosna, City Clerk
Anna Krane , PGVA
Alderman Mike White

Motion to excuse Alderman Randy Bowen and Dave Fowler made by Alderwoman Betty Halker. 2nd by Rich Schmitt. Motion passed

Pledge of Allegiance led by Chairman Mike Cyr.

3. Approval of Minutes

Meeting minutes from 3/9/20 were not included in packet and therefore approval tabled until July meeting. Motion to approve minutes of 4/20/20 meeting made by Alderwoman Betty Halker. 2nd by Rich Schmitt. Motion passed.

Motion to approve agenda made by Rich Schmitt. 2nd by Alva Roberts. Motion passed.

4a. Sno Cap Presentation

Shawn Cordes made presentation to board regarding the 2 residential lots at 810 & 822 Leonard. Requested rezoning them to Industrial which would match their lots at 810 & 822 8th Street in order for them to be more desirable for a commercial developer.. Wanted to get feed back from board before proceeding with formal request. Anna Krane, PGAV, suggested looking at future land use per comprehensive plan when making any kind of decision.

Discussion of request was informal and non-binding with concerns regarding neighboring residential areas and how a commercial or industrial development might affect them. City Attorney Tim Engelmeyer stated that any changes would be covered by our code.

4b: Site Plan Review- 839 Meramec Station Road

Alderwoman Betty Halker made a motion to table item due lateness of submission to board. (Did not receive until 3:23pm day of meeting.) No second at that time.

Discussion of details which were not indicated on elevations submitted. Anna Krane, PGAV, said she had indicated to architect what items were required on drawings. Jason Carrodo stated he thought site plan was sufficient but would have architect resubmit elevations with required details by Thursday, June 18. Chairman Mike Cyr asked if Alderwoman Halker still stood behind her motion to table. 2nd by Mike Cyr. Rich Schmitt – No, Mike Cyr-Yes, Betty Halker-Yes, Alva Roberts – Yes. Motion passed.

Chairman Mike Cyr called special meeting to further discuss resubmittal for June 22 at 6pm

4c: Medical Marijuana Ordinance Discussion

Alderman Mike White discussed his concern with present ordinance and how city could refine items. Alderwoman Betty Halker made motion to have PGAV draw up a memo with proposed suggestions of how to refine ordinance to better cover issues with number of facilities, locations, and what type of income city could expect from dispensaries and to have a work shop to discuss. 2nd by Mike Cyr. tt - motion passed. Work shop scheduled for July 13, 2020 and 7pm.

4d: Storage Regulations Discussion

Anna Krane, PGVA, presented their suggestions on changes and clarifications regarding outside storage, open storage and self storage in present ordinance. She made a clarification regarding hard surface requirements which would come in effect if property was used in a different manner as original which would be covered under non-conforming requirements. Alderwoman Betty Halker made motion to accept changes and clarifications as recommended by PGAV and to forward ordinance to Board of Alderman. 2nd by Alva Roberts. Motion passed.

4e: PGAV Contract and Changes to CUP Information

Alderwoman Betty Halker made motion to approve and forward PGAV contract to Board of Aldermen. 2nd by Rich Schmitt. Motion passed.

Brief discussion of request to clarify Conditional Use Permit public hearings to before both Board of Aldermen and Planning & Zoning. Alderwoman Betty Halker made to motion to approve and forward to Board of Aldermen. 2nd by Alva Roberts. Motion passed

Motion to adjourn by Alderwoman Betty Halker. 2nd by Rich Schmitt.

Meeting adjourned at 8:40pm

Respectfully submitted by

Mike Cyr

Chairman