

**CITY OF PACIFIC
RECORD OF PROCEEDINGS**

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE
FEBRUARY 25, 2020**

The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on February 25, 2020, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

PRESENT

Chairman Bruns
Commissioner Miles
Commissioner Koelling
Commissioner Graham
Commissioner Bates
Commissioner Eversmeyer
Commissioner Brocato

ABSENT

Alderman Rahn

City Administrator Roth, Mr. Bryan Kopp and Rae Cowsert were also in attendance.

APPROVAL OF MINUTES

A. Planning & Zoning Meeting – January 14, 2020

A motion was made by Commissioner Eversmeyer and seconded by Commissioner Miles to approve the minutes. A voice vote was taken and the motion was approved 7-0.

PUBLIC HEARINGS:

None

SPEAKER CARDS

None

NEW BUSINESS:

Administrator Roth introduced Mr. Bryan Kopp to the Commission and explained he would eventually be taking over the Planning and Zoning. At this time Administrator Roth and Mr. Kopp would be working together on projects.

1. Discussion, Proposed Text Amendments, Land Subdivision and Zoning Code

Administrator Roth presented the Text Amendments. The current code does not require a public hearing for a Final Plat. Once approval is given on the Preliminary Plat and once improvement plans and other required documents are met, the final plat is approved administratively. Minor subdivisions are to be four lots or less. Commissioner Bates stated he is not on board with there being no public hearings on Preliminary plats. Chairman Bruns and Commissioner Brocato both agreed. Commissioner Koelling asked about the Indian Hills project. Administrator Roth stated he was not sure because he was not here when it was approved. Chairman Bruns stated the public will be up in arms if there are no public hearings for projects like this. Commissioner Bates stated he would hate to think a nuisance would be created due to a new subdivision. Administrator Roth stated Minor Subdivisions are exempt from public hearings. Commissioner Bates feels it has to be the responsibility of the builder to not direct water on other properties. Chairman Bruns agreed and wants something done about water being dumped on other properties. She stated she knows to some homes in Hawthorne with this problem. Mr. Kopp stated typically the developer would have a drainage area in the plans. He stated there will still be site development review and plan review to look for any issues. Administrator Roth stated the City has contracted HR Green to look at Storm Water issues. They previously worked on Flood Mitigation for the City. The staff will review the Final Plat policies and clean them up and draft a public hearing. The recommendations for a Minor Subdivision are to be 5 acres and 4 lots or less. The parking areas should be hard surface, with no gravel in front. Chairman Bruns stated there should be no parking in the front yard in front of building line. They can re-rock but not expand. Commissioner Bates stated there are several existing non-conforming properties currently in town. Mr. Kopp stated new construction requires hard surface for driveway.

2. Discussion, Nightly Vacation Rentals (“AirBnBs”)

Administrator Roth stated most BnB rentals are not owner occupied. If the City does not have any regulations in place for these rentals, the State Law would be the regulations. Administrator Roth stated the City needs to have some regulations in place for tax purposes. Administrator Roth stated most places allow them in Commercial zoning districts and in some residential zones. He recommends they be allowed in the Downtown area. Commissioner Eversmeyer stated there should be a Special Use Permit required in the Residential zoning areas. Commissioner Bates stated what we don't want to created is parking issues and also the number to people should be regulated. Commissioner Koelling

also feels there should be a Special Use permit required. Chairman Bruns stated they would be allowed in Commercial zoning areas but would require a Special Use permit in Residential zones. The person applying for the Special Use permit should own the building. These would also be prohibited in new developments.

3. Discussion, Rezoning Newly Annexed Parcels

Administrator Roth stated the new buildings for NB West were annexed into the City and are zoned M-2. The two parcels to the west of this project have also been annexed into the City. He recommended the former Hemp Farm be zoned M-2 and the church maybe M-1 or same as the prison. He also stated there is another possible property but is not ready to discuss that at this time.

OLD BUSINESS

None

COMMITTEE REPORTS

A. Board of Aldermen

Alderman Rahn was not in attendance.

B. Board of Adjustment

Nothing to report at this time.

OTHER BUSINESS

Mr. Bryan Kopp was again welcomed to the City.

ADJOURNMENT

There being no further discussions, Chairman Bruns asked for a motion to adjourn. A motion was made by Commissioner Miles and seconded by Commissioner Graham. A voice vote was taken and the meeting was adjourned at 8:10 p.m.

Secretary