

**CITY OF PACIFIC
RECORD OF PROCEEDINGS**

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE
JUNE 23, 2020**

The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on June 23, 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 Graham
Commissioner Bates
Commissioner Eversmeyer
Commissioner Brocato
Commissioner Presley

ABSENT

Alderman Rahn
Commissioner Koelling

Administrator Steve Roth, Mr. Bryan Kopp and Kim Barfield were also in attendance.

APPROVAL OF MINUTES

A. Planning & Zoning Meeting – June 9, 2020

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

PUBLIC HEARINGS:

- 1. PZ2020-8: A Public Hearing to consider a map amendment (rezoning) for an approximate 7.917 acre tract of land generally located at Lot 1 Eastridge Place (Hogan Road east of Eastridge Drive, Franklin County Parcel ID: 19-2-10.0-0-036-015.000). The applicant is seeking M-1 (Light Industrial) zoning for this parcel. The property is generally bounded by commercial property to the west, residential property to the west and east, and Interstate 44 to the south. Iron Bear Customs, applicant**

Chairman Bruns introduced and opened the public hearing. Chairman Bruns asked if it was posted. Kim Barfield stated yes it was posted. Administrator Roth presented the staff report for the map amendment. He stated this property is currently zoned C-2 and was annexed into the City in 2011 for a strip mall which never happened. Administrator Roth stated 4 acres to the north which are zoned R-2 are not subject to this request. The property is currently wooded and they only wish to develop the frontage. The Comprehensive Plan did not take this parcel into consideration. The staff recommends approval. The applicant was present and stated they are an Auto Shop similar to the type across the street. They specialize in jeeps and have a showroom. Purchase of the land is contingent upon approval of this application. They are looking to have highway frontage and currently have 4 employees. Their hours of operation are 7 a.m. to 5 p.m. with no outside noise. There is no work done outside of the building and nothing is stored outside.

Karen Walton, 961 Eastridge Dr. - Ms. Walton stated if she walks out her front door this is what she will see. She stated if this passes she will sell her house. Ms. Walton stated her parents own 935 Center Street and have been there a long time. She stated this road is dangerous. She stated she contacted the State requesting a safety evaluation. They told her it would take approximately 45 days for this.

Trevor Hill, T Hill Construction – He stated he bought his property from Dustin Walsh and he said they may sell land behind them and want to build apartment buildings there. This road is not equipped for this amount of traffic and has no shoulders.

The applicant stated they had talked to Dustin and he said they were speaking of their own homes. Administrator Roth stated apartments are not allowed back there as it is not zoned for it. The applicant stated they currently operate their business on Old Hwy. 100 and are looking to move.

Kathy Rust, 465 E. Villa Ridge Rd. – Ms. Rust asked if an entrance Hogan Road would be allowed by the State. Administrator Roth stated the State would have to approve the entrance. The applicant stated they have talked to MODOT but need the approval first from the City.

Rebecca Rust, 121 Ridgedale Drive – Ms. Rust stated if MODOT does not approve the entrance from Hogan Road they would have to have the entrance from Eastridge. This street is barely wide enough from emergency vehicles. Administrator Roth stated Eastridge is not in the City limits and would be subject to Franklin County approval.

Administrator Roth stated the City would not approve a site plan without approval for the entrance.

There being no further questions, the public hearing was closed.

SPEAKER CARDS

Included in public hearing

NEW BUSINESS:

1. PZ2020-8: Consideration of a map amendment (rezone) for Lot 1 Eastridge Place.

A motion was made by Commissioner Bates and seconded by Commissioner Eversmeyer to approve the application. A vote was taken with the following results: Ayes, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Commissioner Brocato, Commissioner Presley, Chairman Bruns, Commissioner Miles; Nays, none. The motion was approved 7-0 and will be presented to the Board of Aldermen on July 7, 2020.

Administrator Roth stated the zoning is independent of further approvals. Commissioner Bates stated this is basic rezoning. The previous approval was for a strip mall which would have been more traffic. The property is going to be developed at some point.

OLD BUSINESS

None

COMMITTEE REPORTS

A. Board of Aldermen

Alderman Rahn was absent from meeting.

B. Board of Adjustment

Administrator Roth stated there is a hearing scheduled for June 24. It will be held on zoom and has been posted.

OTHER BUSINESS

Nothing

ADJOURNMENT

There being no further discussions, Chairman Bruns asked for a motion to adjourn. A motion was made by Commissioner Brocato and seconded by Commissioner Eversmeyer. A voice vote was taken and the meeting was adjourned at 7:30 p.m.

Mike Bates, Secretary