

Planning Commission Minutes
April 22, 2024, at 6 PM

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Bobby Wilson
Chad Ball
Judy Horne
Keith Macedo
Norm Toering
Howard Carter

ABSENT – Gerry Harris

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; Ernie Penn, Mayor

2. **Approval of Minutes:** The March 25, 2024, minutes were unanimously approved as written.

3. **Comments from Citizens: No comments from Citizens.**

1. **Public Hearings**

1B. Conditional Use for Meramec Specialty Co.; property located at 233 E. Main owned by Meramec; presented by Meramec Specialty Co.:

Dave Stewart represented this company. All requirements for the Conditional Use had been met. There was no public comment and no questions. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

2C. Amending Landscape Ordinance to add irrigation.

Keith Macedo asked if we require backflow prevention on irrigation, City Business Manager, Melissa McCarville answered yes.

Public Comment: None

Robert Mann called the question to forward amending the landscape ordinance to add irrigation to the City Council for consideration at their next meeting. Upon roll call vote, motion passed unanimously.

2D. Amending Zoning Ordinance to add curbing to parking lots.


Keith Macedo asked if the word “failed” in the second whereas could be taken out. Keith stated that Ordinance 2017-11 required off street parking to be dust free but failed to require concrete curb and gutter. City Business Manager, Melissa McCarville said she thought they should strike it and did not know why it was relevant. Chairman Robert Mann stated that at the last meeting someone brought up using asphalt. Melissa McCarville said that she would check with City Attorney Jay Moore and then make the appropriate changes. Keith Macedo said he would like to recommend striking the entire sentence or remove the word failed. Secretary Chad Ball stated that whereas is our legal term, and asked Keith Macedo if he was just wanting to change the wording by deleting “failed” but not delete the entire “Whereas” statement. That assumption was correct.

Public Comment: None.

Robert Mann called the question to forward the amended ordinance to the City Council with the changes to the word “failed” to change that to “did not require” if we’re not able to strike the entire sentence for consideration at their next meeting. Upon roll call vote, the motion passed unanimously.

Judy Horne asked if when we receive the applications from the firework stands is it required by law for the Planning Commission to see it. She wondered if the city employees could just verify that the companies had met all requirements. Melissa McCarville said that a public meeting with all attachments available, in case a citizen wants to oppose it.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



Chad Ball, Secretary



Robert Mann, Chair