

**City of Bellefontaine Neighbors  
Planning and Zoning Commission Minutes  
February 13, 2017**

The meeting was called to order by Chairman Stolte at 7:00 p.m.

Present: Chairman Stolte; members Barrett, Bogaski, Borzymowski, Wiese; City Engineer Lum, City Inspector Rabin, Alderman Schultz, Alderman Jordan and Mayor Doerr

Excused: Member Baker

The minutes of the January 9, 2017 meeting were reviewed. A motion to approve the minutes was made by Barrett and seconded by Borzymowski. Motion passed unanimously.

Agenda:

A Letter of Intent was submitted by Mr. Steve Bezih a representative of Comm Depot LLC. Mr. Bezih was not present. Comm Depot is opening a Metro PCS store at 10013 Bellefontaine Rd. located in the Bissell Hills Shopping Center. The property is in the Planned Commercial District and is the first business allowed under the ordinance recently passed by the Board of Aldermen which allows C1 and C2 businesses to operate. The property has been inspected by Bellefontaine Neighbors Building Department and the Riverview Fire Protection District.

Bellefontaine Baptist Church is applying for a Conditional Use Permit to operate a day care center. Pastor Darryl Brown and Janice Brown were in attendance representing the church. The day care center will be located at 1410 Kilgore Dr. They have submitted all required paperwork to the state of Missouri, and the site has been inspected by the state. Also, an application for a CUP is on file. Pastor Brown will contact the Bellefontaine Neighbors Building Department to schedule an inspection by the city, as well as the Riverview Fire Protection District for their inspection. There being no further questions from the Commission, Chairman Stolte asked for a motion from the Commission to request that the Board of Aldermen schedule a Public Hearing at their Meeting on March 16. A motion was made by Borzymowski and seconded by Bogaski. The motion passed unanimously.

A Letter of Intent was submitted by Patricia Kilcrease to operate a snack shop at 1200 Darr Dr. Ms. Kilcrease was unable to attend; however, Ms. Sharon Howard and Ms. Sabrena Matthews were there to represent the request. The shop will sell typical snack items, such as chips, soda, ice cream, candy, etc. The shop will also sell a few household items. The hours of operation will be 6:00 a.m.-7:00 p.m., seven days a week, with three employees. The property still needs inspection by both the Bellefontaine Neighbors Building Department and the Riverview Fire Protection District. Also, a wheelchair accessible ramp will need to be installed. Ms. Howard said that the inspections will be scheduled and that the ramp will be taken care of.

A Letter of Intent and an application for a Conditional Use Permit was submitted for the Conoco Station at 949 Chambers Rd. Mr. Peter Sullivan was representing Pramukhohunt, LLC. The business will remain a service station and convenience store. The property needs to be inspected by Bellefontaine Neighbors Building Department and the Riverview Fire Protection District. The business will basically remain the same, with four full time employees and three part time employees. They are requesting that the hours of operation be changed to 5:00 a.m.-1:00 a.m. Chairman Stolte told Mr. Sullivan that they would need to bring that up at the Public Hearing. Alderman Jordan noted that the sign at the corner of the property is in need of repair. Mr. Sullivan said that he would speak to the present owners about fixing the problem. There being no other questions or comments, Chairman Stolte asked the Commission for a motion to request that the Board of Aldermen schedule

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a Public Hearing at their meeting on March 16. A motion was made by Barrett and seconded by Wiese. The motion passed unanomosly.

There being no further business, a motion to adjourn was made at 7:40 p.m. by Wiese and seconded by Barrett. The motion passed unanimously.

Respectfully submitted,

Bob Stolte

**The next meeting of the Planning and Zoning Commission will be held on March 13, 2017 at 7:00 p.m.**