

**City of Bellefontaine Neighbors
Planning and Zoning Commission Minutes
December 10, 2018**

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

Present: Chairman Stolte; members Baker, Barrett, Borzymowski, Gordon; Alderwoman Dailes,
City Engineer Klein, City Inspector Rabin, and Mayor Doerr

Excused: Member Wiese

The minutes of the November 12, 2018 meeting were reviewed. A motion to approve the minutes was made by Borzymowski and seconded by Barrett. Motion passed unanimously.

Agenda:

Shadrach Martin, Pastor of Live Church, and his wife, Tiffani Martin, were present. The Pastor and his wife have purchased the building at 10020 Bellefontaine Road. They are planning to operate a childcare center at this location under the name of Heavenly Hearts Learning Center. They will have six full time employees. Their hours of operation will be from 6.am. to 11 p.m. Enrollment would be approximately 75 children; however, Ms. Martin explained that there would not be 75 children throughout the entire day. Some of the children would be dropped off and then taken to school. Live Church also operates another daycare at 215 N. Shepley where the church is located. They are certified by the State of Missouri and have presented a letter of intent and an application for a Conditional Use Permit. Chairman Stolte asked if they would supply the City Inspector and City Engineer with a site plan and a drawing of the interior space usage. Pastor Martin agreed to provide that information. The Pastor will also call to schedule inspections by the City of Bellefontaine Neighbors and the Riverview Fire Protection District. Since there were no further questions from the Planning and Zoning Commission, there was a motion made by Gordon and seconded by Barrett to request that the Board of Aldermen, at their December 20 meeting, schedule a Public Hearing for January 17, 2019. The motion passed unanimously.

Mr. Brian Bernasco was present to request the subdivision of a parcel of land at 10550 Toelle Lane. There are currently two parcels of land with one deed. The purpose of this subdivision is for the construction of a new home. City Engineer Klein noted that a portion of the property is in a flood plain, but there is more than ample land to build out of the flood plain area. After some discussion, a motion was made by Borzymowski and seconded by Gordon for the Board of Aldermen to approve this request for subdividing the property at 10550 Toelle Lane at their December 20 meeting. The motion passed unanimously.

The Planning and Zoning Commission took up the issue of In-Home Day Cares. There was a lengthy discussion ranging from inspections, security, smoke detectors, fire arms in the home, and noise and traffic in the neighborhoods. The City Engineer provided the Commission with materials from other municipalities. Chairman Stolte asked if any municipalities prohibit in-home day cares to operate in their cities. City Engineer Klein said he did know that the cities of Normandy, Ballwin, and Rock Hill prohibit in-home daycares. He said there are probably more, but those are the cities he researched. After additional discussion, the Commission decided to request that the Board of Aldermen schedule, at their December 20 meeting, a Public Hearing for January 17, 2019 to pass a City Ordinance which prohibits In-Home Day Cares in the City of Bellefontaine Neighbors. A motion was made by Baker and seconded by Gordon. The motion passed unanimously.

There being no further business, a motion to adjourn was made at 8:00 p.m. by Baker 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 January 14, 2019 at 7:00 p.m.