

**City of Bellefontaine Neighbors  
Planning & Zoning Commission Meeting Minutes  
February 8, 2021**

The meeting was called to order at 7:05 pm by Chairman Barrett.

Present: City Engineer Klein, Inspector Raben, Members Borzymowski, Duhadway, Gordon and Lane. Mayor Pierson, Alderwoman Avant-Elliott and Member White were not in attendance.

Members were asked if there were any changes to the minutes of January 11, 2021. There were no changes. Motion to accept the minutes was made by Duhadway, seconded by Gordon. The motion passed unanimously.

Chair reported he had a consultation with the City Attorney pertaining to Commission members and voting rights. According to the City Attorney, the following individuals have voting rights in addition to the six members: Mayor, Aldermanic rep, and City Engineer.

**9266 Lewis & Clark Blvd., Conditional Use Permit Application, Zoned C-2, Commercial District  
Ms. Joy Hargrove, Applicant**

Applicant was asked if she received the communication sent from the Chair with information about remodeled space at 9309 Lewis & Clark as an alternate location for her restaurant. Applicant acknowledged receipt of the communication.

There was discussion pertaining to traffic flow/placing order/exchange of money/delivery of food. Everyone now has the understanding of that process. Initial hours of operation will be 7:00 am to 7:00 pm

Ms. Hargrove passed out an additional drawing from her architect. Although the drawing did not indicate the separation of the dumpster and the grease receptacle, Ms. Hargrove assured the Members this will be accomplished. Engineer Klein recommended allowing more space between shelving to widen aisles.

Various options were discussed regarding sight proof fencing for nearby homeowners' privacy.

Ms. Hargrove stated she consulted with an attorney regarding lease/purchase options for the building, and other legal matters.

Chair asked if Members were in favor of recommending a CUP for Ms. Hargrove's food market & café business. The Members unanimously voted yes. Chair explained the conditions of the recommendation, namely:

1. Proper placement of the dumpster and grease receptacle
2. Restroom must be handicapped compliant
3. No on-site food consumption
4. Sound & light barriers to shield adjacent residences to be designed, submitted to and approved by the Building Department
5. Letter from property owner granting permission for this business and building modifications.

The Chair plans to present the recommendation at the next BOA Zoom meeting, February 18, 2021. Ms. Hargrove was encouraged to attend.

Further, it was explained to her the process of a public hearing, and notification to residents who live with 185 feet of her business. All legal filings with St. Louis County apply.

**North County Fire District (formerly Riverview Fire District) Proposed Construction at 800 Chambers Road, Zoned R-2 Single Family Residential**

Chair did research and discovered information regarding the General Warranty Deed as it relates to the surrounding private subdivision, as well as current ownership. There is additional research needed in order to complete this discussion.

Several members expressed their opinions. Members agreed to table this discussion until we have more information.

**Entertainment Overlay District for Development of SW Quadrant of I-270 & I-367  
Re: 10669 Lewis & Clark Blvd**

Members agreed to postpone this discussion because this land does not belong to the City of Bellefontaine Neighbors.

Chair asked for a motion to adjourn the meeting. Gordon made the motion, seconded by Boryzmowski. The motion passed unanimously.

The meeting adjourned at 9:05 pm.

**Follow-up and Recommendations:**

1. Recommend the Board hold a public hearing for a Conditional Use Permit for operation of a food market with take-out food service at 9266 Lewis & Clark Blvd. based on conditions recommended by Planning & Zoning
2. Continue research on Riverview Fire District proposal & site

Respectfully submitted,

Wanda Lane