

**City of Bellefontaine Neighbors
Planning & Zoning Meeting Minutes**

March 8, 2021

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

Present: Mayor Pierson, City Engineer Klein, Inspector Raben, Members Duhadway, Gordon, Lane and White. Alderwoman Avant-Elliott was on speakerphone. Member Borzymowski was excused.

Members were asked if there were any changes to the minutes of February 8, 2021. There were no changes. Motion to accept the minutes was made by Duhadway, seconded by Gordon. The motion passed unanimously.

Proposed Firehouse at 800 Chambers Road, R-2 Single Family Dwelling District

This meeting was to hear the North County Fire and Rescue officials' request for a Conditional Use Permit for the property at 800 Chambers Road, for the construction of a firehouse.

Members of the Fire District's team present included Chief Keith Goldstein, Director Richie Tiberghien, Director Kevin Anthony, Ed Lowes, Santa Cruz Building Association (property owner), Attorney Charles Billings and Architect Brennan Hartin. Others may have been present but were not publicly referred to or spoke.

The Chair began the meeting by reading the definition of Conditional Use: "Those types of uses that are considered by the City to be desirable, necessary, or convenient to the community, but by their very nature or their operation have extraordinary potential of accident or danger to the public health and the community."

It was noted that the 800 Chambers Road location for this construction is the Fire District's second choice, and the unique features of this address is the reason for the conditional use permit.

Architect Hartin presented an artist rendering of the 11,400 sq. ft., 3-bay station house. He has budgetary estimates, but did not disclose them. He stated he believes this building seems to be in line with the current R2 zoning designation.

Chair reported a call statistic from the Fire District of 722 calls for service in 59 days. That is an average of one call every four hours (post-meeting correction: every six hours). He stated the District has an ISO Public Protection classification rating of 3, placing it in the top 10% of Missouri fire districts. He also shared his concern of a shared driveway between the Fire District and the Knights should there be sporting activities on the Knight's property.

Chair expressed concern regarding deed restrictions on the property. City Attorney has reviewed the 1956 General Warranty Deed on the property; one or more restrictions stated within would be binding, in her opinion.

Attorney Billings stated there are two title companies who did not find any restrictions on the property. He stated an agreement to indemnify and hold harmless the City of Bellefontaine Neighbor could be supplied.

Chair was presented with a copy of Restrictions and Articles of Indenture for the Surrey Lane Corners subdivision dated 3/3/89. Chair just received this document that afternoon, so we are unaware if the title search companies were aware of this legal document.

City Engineer Klein expressed concerns about the parking spaces at the shared entrance of the property. Director Tiberghien said the architect has created upward of 30% new parking spaces on the other side of the building, completely eliminating the need for those parking spaces.

At this point Director Tiberghien stated, in summary, his confusion as to why there are obstacles to this project. He questioned the legitimacy of the Surrey Lane Corners Trustees, and the legitimacy of the 1956 General Warranty Deed.

Members of the audience expressed their disappointment that the Fire District proceeded this far without contacting subdivision Trustees, and without community input. Citizens questioned the need for new construction, and the breakdown in communication between the Fire District and the RGSD. Mayor explained the school board is appointed by the State of MO, and are not authorized to "give away" school assets.

In conclusion, it was agreed that there should have been community communication before this point, but now is a good time to improve those communications. It was also agreed there should be an effort to revisit negotiations with the school district. Everyone agreed the 805 Chambers Road is a better location than 800 Chambers Road.

Chair asked for a motion to adjourn the meeting. Member White made the motion, seconded by Member Duhadway. The motion passed unanimously. Chair adjourned the meeting at 8:35pm.

Recommendations:

1. Follow up with negotiations

Respectfully submitted,

Wanda Lane