

City of Bellefontaine Neighbors
Planning & Zoning Commission Meeting Minutes
June 14, 2021

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

Roll Call/Present: Mayor Tommie Pierson, Alderwoman Dailes, City Engineer Klein, Inspector Raben, Members Barrett, Borzymowski, Gordon, Lane. Members Duhadway and White were not present.

Member Borzymowski made a motion to approve the agenda. Member Gordon seconded the motion. The motion passed unanimously.

Member Gordon made a motion to approve the minutes of the April 12, 2021 meeting. Member Borzymowski seconded the motion. The motion passed unanimously.

The members discussed the new agenda format. While the Commission recognizes the need to conduct orderly meetings, the Commission benefits from the open and free share of information in conducting matters relating to the City. The decision was made to eliminate the formal Chair's comments, and Members will continue to successfully communicate with each other as necessary in the meeting.

There was discussion regarding the appointment of the aldermanic representative. Mayor stated, under the present circumstance of the Board not meeting a quorum, he has the authority to make appointments to ensure the continued operation of the City. Chair stated the City Attorney was not in agreement and communicated as much.

OLD BUSINESS

Chair directed the Members to review his email regarding the North County Fire District. He stated Fire Chief Goldstein was invited to the Planning and Zoning meeting but declined. Fire Chief stated any decision pertaining to the negotiations between the fire department and the school district will be made public if an agreement is made.

NEW BUSINESS

Influence Church, 10636 Bellefontaine Rd., R-1 District, Review Proposed Addition

No representatives from Influence Church, or Paradigm Builders (their contractor), were present. Leon O'Hara of Paradigm Builders had responded he would attend the week before. The Building Department requested that a representative of Influence Church attend the meeting through their e-mail to Paradigm Builders. Chair also requested a representative from Influence Church attend the meeting the previous week via voicemail which was never responded to.

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Building Inspector Raben stated despite sending letters to the Church, they have not completed their inspection requirements for an occupancy permit. These issues must be complete prior to any consideration for approval of a proposed addition. Alderwoman Dailes stated she would follow up with the Building Department for copies of the correspondence.

Chair and Alderwoman Dailes made a visit to the Church to investigate complaints of noise violations. Chair informed Scott Gerkin, their Director of Campuses, the Church was in violation of Bellefontaine City Code Section 19-76 regarding Peace Disturbance. Dailes expressed her concern with the tenor of the conversation. Copies of the ordinances under violation were left with Mr. Gerkin.

Chair visited Influence Church's location in south St. Louis County. He feels that facility is better suited for their food operations. There is a similar operation at the Bellefontaine Baptist Church on Ashbrook. Chair stressed the need for better housekeeping at the church on Ashbrook.

Chair stated he would ask the City Attorney to write a letter to explain the penalties of violating the peace disturbance ordinance. Members also discussed possible solutions (sound barriers, mufflers) to the noise complaint. A neighbor who lives on Belgrove shared his unpleasant experience with the noise.

Members agree to table the discussion regarding Planning and Zoning's role. Borzymowski stated he would email members information regarding this topic.

Gordon made a motion, seconded by Dailes, to adjourn the meeting. Chair adjourned the meeting at 8:20 pm.

Respectfully submitted,
Wanda Lane