

City of Bellefontaine Neighbors, MO
Planning & Zoning Meeting Minutes
May 9, 2022

The meeting was called to order at 7:09 pm by Chairman Barrett.

Present: Members Barrett, Duhadway, Gordon, Lane, White, City Engineer Klein.

Absent: Mayor Pierson, Member Borzymowski.

Member White made the motion to approve tonight's agenda, seconded by Member Gordon. Motion unanimously passed.

Member Duhadway made the motion to approve the April 11, 2022 minutes, seconded by Member White. Motion unanimously passed.

New Business—None

City Engineer reported he had been approached by EV GO regarding the possibility of installing an electric car charging station at Bissell Hills Shopping Center.

Old Business

Continued discussion regarding property maintenance and enforcement.

According to Chair, the City Attorney stated fourth class cities may be able to regulate rental properties.

We discussed the possibility of hiring St. Louis County for a Building Inspector until a qualified candidate is hired. All inspection fees would go to St. Louis County. The estimated hourly rate would be \$47/hr. Chair presented a service matrix where we could choose what specific services the city requests. The city would be required to update and adapt to St. Louis County's ordinances.

Action Item: City Engineer will have a discussion with the current employees of the Building Department to determine what services are most needed in the city. This information should be available by our next meeting.

Further discussion included the recommendation that inspection fees and fines for non-compliance should be paid by the landlord, utilities should not be turned on until all inspections and permits are complete, and no more than 30% of a block can be rental properties.

Other suggestions included yearly inspections of rental property and a required visual presentation renters could refer to regarding proper home maintenance.

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Citizen Tracy Gibbs shared her vision to provide summer activities for teenagers' growth and development. Chair commented on Ms. Gibbs' Facebook page, and suggested Ms. Gibbs complete a conditional use permit. He presented the CUP application package to Ms. Gibbs.

Member Gordon made a motion to adjourn the meeting, seconded by Member White. The motion unanimously passed. Chair adjourned the meeting at 8:45pm.

Respectfully submitted,

Wanda Lane
Secretary, Planning and Zoning Commission