

City of Bellefontaine Neighbors, MO  
Planning & Zoning Commission Meeting Minutes  
November 8, 2021

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

Roll Call/Present: Members Barrett, Lane, White; City Engineer Klein.

Absent: Members Borzymowski, Duhadway, Gordon; Mayor Pierson, Inspector Raben, Alderwoman Avant-Elliott. Alderwoman Dailes asked the record to reflect her presence. Chair directed the Recording Secretary to do so.

There was not a quorum present, so Chair announced the meeting would be informal and no votes would be taken.

**Informal Discussion:** 9315 Duenke Drive, C-1 Local Business District, on backside of Hathaway Hills Shopping Center

Mr. Kendall Sykes, Nationwide Auto Brokers LLC. Online auto rental service.

Mr. Sykes explained the business transactions for his auto rental company would take place on the internet. This location would be for pickup and return of the vehicles. He operates a rental & sales lot with a partner on Broadway. No more than four vehicles would be at the location, and there would be no auto service, prep or maintenance performed there. This location would be primarily used as office space for car rental & sales. Proposed hours for rental pick up & drop-off would be 8 am to 5 pm or 7 pm, Monday through Sunday. Sales would be 8 am to 5 pm, Monday through Saturday. Members discussed lighting, security and activity issues. Mr. Sykes plans to contact the property management regarding these issues, as well as cost to rent office space at the shopping center. Mr. Sykes is a resident of Bellefontaine Neighbors.

**Informal Discussion:** Residential Maintenance Compliance  
Building Complaint Process, Revised 11/1/21 by Pat Barrett

Members expressed concern about the lack of formal standard operating procedures for the Building Department (and others). The suggestion was made to contract an outside consultant to identify vacant and the most severe ordinance violating properties in the city. Additionally, there needs to be a system to verify occupancy permits at each residence. City Engineer will investigate outside consultants & costs.

The meeting dismissed at 9:15pm.

Wanda Lane, Planning & Zoning Commission