

City of Bellefontaine Neighbors
Planning & Zoning Commission Meeting Minutes
October 11, 2021

The meeting was called to order at 7:00 pm by Chairman Barrett.

Present: Members Barrett, Borzymowski, DuHadway, Gordon, Lane and White.
Mayor Pierson, Alderwoman Avant-Elliott, City Engineer Klein, and Inspector Raben.

The meeting agenda was unanimously approved by all Members. The Chair announced a roll call vote to approve the amended minutes of August 9, 2021. All members who were present at the August 9, 2021 meeting voted to approve the amended minutes, except Member Lane.

Comments by Commission Members

Alderwoman Avant-Elliott commented on the approval of the conditional use permits for 9312 Lewis & Clark Blvd "Your Kitchen LLC" and 9266 Lewis & Clark Blvd "Joyful Nosh LLC."

Member Lane questioned the validity of the assignment of the aldermanic representative, due to the unprecedented state of the Board. Chair noted the email he received from the City Attorney stating ordinance 2-187 as clarification. Mayor Pierson stated any elected official who does not attend our regularly scheduled Board of Aldermen meeting disqualifies themselves from being a Board representative for any commission. Member Borzymowski suggested the discussion be tabled to a time in the future to be determined.

New Business

Brennan Hartin, Senior Associate, FGM Architects, for the NCFD
Application to Subdivide 805 Chambers Rd., per Section 24-21 of the City Code

The North County Fire District purchased 7.15 acres at the speculative address of 805 Chambers Rd., to be verified by St. Louis County. Discussions surrounded the division of Lot B, as indicated on the survey provided by the architectural firm. City Engineer stated the City requires a seal and date of the survey. This should be provided by TOPOS, who conducted the original survey.

The official transfer of ownership of the property has not taken place but Mr. Hartin believes this is simply a matter of time.

Mr. Hartin relayed information from the Fire District's attorney requesting a waiver of the CUP, and associated construction fees, based, he believes, on case law. Our City Attorney disagrees with that assessment, according to the communication the Chair received from our City Attorney. Chair suggested the Fire District's attorney send a letter to the Mayor, the Board of Alderpersons and the P&Z Chairman. P&Z does not have authority to waive the CUP requirement.

Member Borzymowski made a motion to recommend approval of the subdivision preliminary plat of the property to the Board. Alderwoman Avant-Elliott seconded the motion. The motion passed, with the Chair's recusal to vote. The next step is to review improvement plans and the subdivision final plat.

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Member White discussed the continuing decline of residential properties. We need to discuss the City's plan to address this problem.

Citizen Rick Williams complained about rodents along his property line that borders the Knights of Columbus. Building Inspector commented that area was overgrown.

Motion to adjourn the meeting was made by Member DuHadway, seconded by Member Gordon. Chair adjourned the meeting at 8:35 pm.

Respectfully submitted,
Wanda Lane