

City of Bellefontaine Neighbors
Planning & Zoning Commission Meeting Minutes
August 9, 2021

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

Present: Members Barrett, Duhadway, Gordon, Lane, White, City Engineer Klein & Building Inspector Raben.

Absent: Mayor Pierson, Alderwoman Avant-Elliott & Member Borzymowski.

Alderwoman Dailes attended the meeting and seated herself at the dais. Chair reminded Alderwoman Dailes that she is not the aldermanic representative to Planning & Zoning until approved by the Board. He read an excerpt from Section 2-187 of the city code and an excerpt of an e-mail from the City Attorney on the subject.

Alderwoman Dailes responded she had been appointed by the Mayor. Chair asked her to step down from the dais and be seated in the audience. She responded by stating she would have to be removed. Chair announced that all votes would be taken as roll call votes and any by Alderwoman Dailes would not be counted.

Member Duhadway made a motion to approve the agenda, seconded by Member Gordon. Alderwoman Dailes asked for Influence Church be removed from the agenda. The motion to approve the agenda as originally presented was passed.

Member Duhadway made a motion to approve the July 12, 2021 meeting minutes, seconded by Member Gordon. The motion to approve the agenda passed.

New Business

9312 Lewis & Clark Blvd., Application for Conditional Use Permit Named 'Your Kitchen LLC'. Raphael & LaTonya Lewis, applicants. C-1 Local Business District

There are three components to this business: Seasonal catering, Grill/Restaurant & Food Distribution per their letter of intent. This business plans to assemble and deliver 11,000 meals per week via the Missouri Department of Health and Senior Services food program, but there are plans to expand this program. This portion of their business is similar to catering and does not require a Conditional Use Permit. The proposed hours of operation are 8am - 5pm, M - F.

There also are plans for a seasonal catering component. This portion is an allowed use in a C-1 district per 29-46(b)(3) and does not require a CUP.

The restaurant portion of their business requires a CUP per Sec. 29-96(4)(c) of the city code. The proposed hours of operation are 8am-9pm M-Sat and 8am-7pm Sun. It is unclear as to the number of seats proposed because the area is still under renovation. The Fire District may make that determination based on square footage. The owners understand there will be no liquor license. The owners plan to store two 30 ft. box trucks on the property overnight, screened in compliance with Sections 29-89(3)(a)(b) and 17-170(4)(a)(b) of the city code.

No refrigerated trucks will be stored overnight or on weekends.

Chair asked for a roll call vote to recommend a public hearing for a Conditional Use Permit to the Board of Alderpersons. All members voted yes.

1100 & 1126 Belgrove Drive, Traverse Logistics Company LLC, Douglas Muthami, Owner
M-2 Controlled Industrial District

Mr. Muthami provided a detailed letter of intent, complete with proposed drawings. His company has 17 trucks, which will use this property, as well as prospective customers, for short-term parking. There will be no trucks running overnight; this is not a truck stop. No drivers will sleep in their trucks. There was a lengthy discussion pertaining to proposed landscaping/privacy fencing and site monitoring. A major concern was accurate identification of truck contents. City Engineer made it clear there can be no hazardous materials, no recycle material and no trash as part of any truck's manifest. Mr. Muthami explained that dispatchers, on site 24 hours/day, will check manifests before trucks/trailers will be allowed to park there. Brake & tire service work would be performed there but not before 8 am. The City Engineer offered to work closely with Mr. Muthami to finalize his business intent.

Old Business

9266 Lewis & Clark, Joyfull Nosh LLC, Ms. Joy Hargrove, C-2 Commercial District
Chair will request a public hearing for a Conditional Use Permit.

10636 Bellefontaine Road, Influence Church, R-1 Single Family Dwelling District

The City Attorney sent a letter on August 9th regarding four ordinance violations and a lack of occupancy permit. The church has 14 days to respond.

Motion to adjourn the meeting was made by Member Lane, seconded by Duhadway. Motion passed unanimously. Chair adjourned the meeting at 9:00pm.

Respectfully submitted,
Planning & Zoning