

PLANNING COMMISSION MINUTES
Wednesday, December 15, 2022
Saint Louis

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Doepker, D. Kelley, Giles, S. Kelly, Whitford, Horvat, Palmer

Excused: Reed

Also Present: none

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by D. Kelley, supported by Horvat to approve the minutes of the November 9, 2022 meeting. All Ayes. Motion carried.

New Business:

Item 5.a.: Discuss Allowable Land Use in the Transitional Zoning District

City Manager Giles informed the Planning Commission of recent discussions among City staff regarding permitted land uses in the “T” Transitional Zoning District. These discussions have centered around the possible benefits of expanding allowable uses to include medium density residential development such as 3 or 4-unit residential rental property.

Members discussed the pros and cons of modifying Article 27 of the Zoning Ordinance to allow for such uses either “by-right” or by a special use permit. After this discussion, there seemed to be enough interest in pursuing this concept to gather some additional information on what zoning changes would be recommended.

Item 5.b.: Recommendation for Appointment of New Planning Commission Member

Giles indicated Diandra Messer recently expressed interest in serving on the Planning Commission. The City Council recently adopted an amendment to the Code of Ordinances that eliminates the requirement for a second Council Member besides the Mayor needing to serve of the Planning Commission. The amended Ordinance was adopted on November 15th so it becomes effective 30 days later on December 15th. This allows for the appointment of the new member as early as the City Council Meeting of December 20, 2022.

Ms. Messer’s letter of interest outlines qualifications including work in the County Permits Office, MSU Extension courses for Citizen Planner and Zoning Administrator as well as certifications in MDEQ Soil Erosion and Sedimentation Control regulatory functions. She has also been recommended by several other individuals whose opinions are valued.

Discussion was held and a motion was made by Palmer and supported by D. Kelley to recommend the City Council appoint Diandra Messer to the Planning Commission. All Ayes. Motion carried.

Item 5.c.: Consider Special Use Permit for Day Care at 112 N. Delaware

Giles reported Nina McGregor has applied for a Special Use Permit for a home day care at her 112 N. Delaware residence. City Staff has reviewed the application for this property in the R-2 zoning district and has no objections to granting the special use permit.

Discussion was held and a motion was made by D. Kelley and supported by S. Kelly to approve the Special Use Permit for a home day care at 112 N. Delaware. All Ayes. Motion carried.

Other Business:

There were no other business items for the evening, however, Giles updated the rest of the Planning Commission Members on some items that are expected to be upcoming. These include a parcel split and combination to facilitate construction of duplex units and a potential site plan for one of the industrial park businesses. Giles also reported that the City Council had approved the creation of the Obsolete Property Rehabilitation Act (OPRA) district for 201 N. Mill Street however the OPRA project application for this property has not yet been made.

Public Comment:

There were none.

Motion made by Whitford, supported by S. Kelly to adjourn at 6:10 P.M. Motion carried.

Kurt Giles
Acting Secretary