

Festus Planning & Zoning Commission
Meeting Minutes
April 20th, 2023

Members Present – Roger Hurst, Dale Persch, Mark Freiner, Danny Lipina, Mayor Sam Richards, Jim Tinnin and Bryant Allen were present.

Members Not Present: Samuel Ogle & Christine Mudd.

Also Present: Mark Harris, Jim Walker, Julie Armbruster & Christie McKenna

Roger Hurst called the meeting to order at 6:30 p.m.

Mayor Sam Richards made a motion to approve the minutes from the January 19th, 2023, meeting as submitted, seconded by Jim Tinnin. All yes, motion carried.

Remarks of Visitors None

New Business

A. Update PUD overlay – 1361 Shapiro Dr

The applicant is seeking to operate an Automotive Repair facility and car wash. The existing PUD overlay allows for commercial, retail, wholesale, religious & professional office park. The applicant is seeking an update to the PUD that would include motor vehicle service, currently motor vehicle service is restricted to B-4 zone. The property is currently zoned B-2(communitary Retail) with a PUD overlay. Throughout the development variations in the PUD have been allowed.

Roger Hurst asked if the commission had any questions and for a motion.

Mayor Sam Richards made a motion to approve Jim Tinnin seconded, all ayes. Motion carried as submitted, will go to city council meeting on Monday April 24th, 2023.

Jarod Wilson from Cole and Associates stated this would be built in phases. Phase one of the project will consist of the construction of a new Schaefer Autobody Center building. The second phase would construct the electronic vehicle service building and car wash. No timeline is set for the second phase, and they would want to subdivide the lot, the carwash would not be part of Schaefer Auto Body.

Old Business

None

Citizens to be heard

No Citizens to be heard

Danny Lipina made a motion to adjourn, seconded by Dale Persch. All ayes, motion carried. The meeting was adjourned at 6:35 p.m.