

**City of Bellefontaine Neighbors
Planning & Zoning Commission Minutes
October 14, 2019**

Chairman Wiese called the meeting to order at 7:05 pm.

Present: Chairman Wiese, City Engineer Klein, Alderwoman Dailes, Inspector Raben, Members Gordon, Borzymowski, Lane, Barrett, Duhadway

Members were asked if there were any changes to the minutes of the P&Z meeting September 9, 2019 & October 1, 2019. Member Duhadway stated he had not received the minutes electronically. He quickly reviewed a copy. There were no objections. Motion to accept the minutes was made by Barrett, seconded by Gordon. Motion passed unanimously with exception of Alderwoman Dailes who abstained due to absence at both meetings.

10432 Bellefontaine – Homesteading

Chairman Wiese introduced the subject: An application by Mr. & Mrs. Joshua Andrews to have livestock on their property. Mr. Andrews had sent a letter requesting permission to add a shed to their property and raise a limited number of goats, sheep and, if permissible, miniature jersey cows. The property is 5.25 acres in size and abuts the railroad at its east end. A sketch of the property was provided to all.

Wiese and City Engineer Klein explained why the couple's application does not meet the ordinance requiring 150 ft. clearance from all lot lines. The property is long in the east-west direction and appears to be at or just under 300 ft. wide at its east end. Any animal shelter would require 150 ft. minimum distance from it to the nearest property line to be in compliance with its R-1 Single Family Dwelling District zoning. They explained ways the couple might apply to the Board of Adjustment, recommending getting written authorization from affected neighbors. It was recommended they get a survey on the property to establish exact dimensions (may be available from the County for \$1.00).

It was noted that the property used to be a farm but it may have been grandfathered when the existing ordinance went into effect.

Member Lane asked if a survey was performed when they bought the property and if they received the survey. Mr. Andrews said yes; Inspector Raben said they should have the survey.

Mr. Andrews asked where to start. Alderwoman Dailes recommended starting by obtaining written approval from their neighbors, then appear before the Board of Adjustment then the Board of Aldermen to allow a variance.

Member Duhadway, who has served on the Board of Adjustment for 15 years, stated the couple would have to state a hardship, specific to the couple, to approach the Board of Adjustment. It would be a "non-conforming use", out of compliance with its zoning, and the Board of Adjustment may not approve it. In any event, the ordinance will not be changed and the matter will not go before the Board of Aldermen. He emphasized the importance of detailing their hardship in the application.

There would have to be a special general meeting with 14 days notice ahead of time. Chairman Wiese will e-mail recommendations to Mr. & Mrs. Andrews as a way forward. Mr. Andrews provided his e-mail address accordingly.

City Engineer Klein recommended:

1. Obtaining neighbor's written approval
2. Obtain property survey from St. Louis County in Clayton for \$1.00
3. Provide detailed explanation of Hardship that disallowing this use would incur for the property owners.
4. On the plat, show what, how big and where on the lot the new building will be located; to scale with property lines & dimensions and offsets from property lines
5. He recommended "tightening up" letter of intent provided to P&Z for the Board of Adjustment.

The couple was asked why they wanted to raise animals on the property. Mr. Andrews explained that one or more previous generations of his family were sharecroppers in Louisiana and he would like to carry on the family's tradition.

Borzymowski congratulated the couple for trying to live a dream.

Ribbon Cutting for Remodeled Bissell Hills Park

Alderwoman Theresa Reed attended the meeting and announced there would be a ribbon cutting ceremony for the remodeled park adjacent to Holy Name of Jesus church on Ashbrook Drive on Saturday October 26th. The ceremony would begin at 2 pm and end at 6 pm. The remodeling used \$425K of grant money for the project, funded through East-West Gateway. She said a resident poet will be there for the ceremony, singers from Riverview High School and a bonfire with marshmallows & S'mores later in the afternoon. She asked for helpers from P&Z to set up at 1 pm. Wiese took down the information and broadcast it to all members later in the week.

Wiese also asked if the home child care moratorium had expired. Dailes stated it had expired and had not been brought up at the BOA meeting.

Wiese asked for a motion to adjourn; Gordon made the first motion, seconded by Borzymowski. Motion passed unanimously.

Meeting adjourned at 7:50 pm.

Recommendations & Action Items:

1. None.

Respectfully Submitted,

Pat Barrett