

City of Bellefontaine Neighbors, MO  
Planning and Zoning Commission Minutes  
September 14, 2020

The meeting was called to order at 7:05 pm by Chairman Barrett.

Present: City Engineer Klein, Inspector Raben, Members Borzymowski, Duhadway, Gordon, Lane and White. Alderman Christian was excused.

Members were asked if there were any changes to the P&Z meeting minutes of August 10, 2020. There were no changes. Motion to approve the minutes was made by Borzymowski, and seconded by Duhadway. The motion passed unanimously.

Chair announced a change to the agenda to reflect the receipt of additional communication from the City Attorney regarding an agenda item. Item #2 was moved to the end of the agenda to be taken up in closed session.

**Subdivision of 10223 Lewis & Clark Blvd.**

There were new revelations regarding the application for subdivision of Bellefontaine Commons, 10223 Lewis & Clark Blvd. There may be no need to separate the property because the buyer is considering purchasing the entire site.

**Basketball Hoop Locations**

There was discussion regarding where to insert language pertaining to basketball hoop location on residential property, in light of the newly approved Nuisance ordinance. The options discussed were Sec. 29-29(b) R1 Single family dwelling district (20,000 square feet) regulations or 29-82(b) and (d) Height and area exceptions. Because the current ordinance does not apply to permanently installed basketball hoops, and there is language in the new Nuisance ordinance that P&Z has no authority, a motion was made by Borzymowski to table this discussion to a later meeting. The motion was seconded by White. The motion passed unanimously.

**Regulations Impacting Political Signs**

There was a discussion regarding concern from an Alderman pertaining to political signs in Sec. 29-91 Signs in residential districts and their effect on freedom of speech. The City Attorney provided information the same day containing case law which the Commission members have not had the opportunity to review. Member Borzymowski made a motion to table this discussion until members have the opportunity to review these cases. Member White seconded the motion. The motion passed unanimously.

**Other Matters**

Chair reported Alderman Christian has forwarded a draft Bill to the BOA pertaining to food truck operations in the city. Chair anticipates discussion of this matter at our October meeting.

Alderman Christian also plans to discuss specific language in our liquor license code.

Citizen William Simmons, a resident of the Sherwood Hills subdivision, explained the need for lighting at the entrance to his subdivision located at Lewis & Clark Blvd. and Haviland Drive

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Mr. Simmons requested Ameren install two street lights at the entrance of his subdivision, and has paid for their operation for the past 4 years. Mr. Simmons presented a current bill to the Chair, requesting reimbursement and the operation of these lights be turned over to the City of Bellefontaine Neighbors. Chair agreed to investigate.

The Commission then met in closed session in accordance with instructions by the City Attorney communicated the same day pursuant to the requirements of Section 43.531 RSMo. Separate minutes were kept, to be forwarded to the board concurrently with open session minutes.

After closed session was completed, Boryzmowski made a motion to adjourn the meeting. Gordon seconded the motion. The meeting was unanimously adjourned at 9:09 pm.

Respectfully submitted,

Wanda Lane

Recommendations:

1. P&Z continue discussion regarding location(s) of basketball hoops
2. P&Z discuss legal cases pertaining to yard signs
3. P&Z review proposed Food Truck bill
4. P&Z follow up on liquor license language