

City of Bellefontaine Neighbors
Planning & Zoning Commission Meeting Minutes
July 12, 2021

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

Roll Call/Present: Alderwoman Avant-Elliott, Inspector Raben, Members Barrett, Borzymowski, Duhadway, Gordon and White. Member Lane attended by telephone.

Mayor Pierson was not present. City Engineer Klein was excused.

Members were asked to approve the agenda. Motion passed unanimously.

Members were asked to approve the minutes of our meeting 6/14/2021. All members approved except Member Lane who abstained. Minutes of 6/14/2021 were approved. Chair Barrett was asked to investigate how long a term the Aldermanic Rep to Planning & Zoning serves. He agreed to follow up.

Chief Keith Goldstein was present and had some news to share. He stated that North County Fire & Rescue and Riverview Gardens School District had successfully negotiated the sale of the former junior high school property at 805 Chambers Road to the Fire District for \$55,000. This site was the Fire District's first choice when site selection was started earlier this year. The asking price of the site had been higher at the time. The Chief stated the Fire District will buy the entire unimproved site of about seven acres. He also announced there will be a groundbreaking ceremony on Saturday August 7th at approximately 12:30 pm (to be confirmed).

NEW BUSINESS

1150 Pershall Drive, AmSpec Services LLC, Research & Testing Laboratories

Zoned M-2 Controlled Industrial District

Bobby Dalton (Area Manager) and Frey Thieler (Director of Operations) were in attendance.

Messrs. Dalton & Thieler stated AmSpec provides analysis and certification of various petroleum and agricultural products for companies which produce them. AmSpec has laboratories located throughout the United States as indicated in their website. They informed us that Intertek, which has been operating in the same M-2 zoning area for years, is a competitor to them. They stated they retain samples of products tested for 30 to 120 days.

They correctly pointed out that "Laboratories, Research, Experimental and Testing" are allowed uses in an M-2 Controlled Industrial District. Since this is an allowed use, no conditional use permit is required. They will perform some internal remodeling, have it inspected, including by the Fire District and obtain a business license. Chair thanked them for locating in Bellefontaine Neighbors.

9312 Lewis & Clark (Hathaway Hills Shopping Center) C-1 Local Business District

Raphael & Latonya Lewis (Lessees) and Quinton Richardson, Alexander Realty (Agent for the Lessees) were in attendance.

This was a discussion prior to a formal Conditional Use Permit application. Intended uses are seasonal catering (allowed use in C-1), grill/restaurant (conditional use in C-1) and food distribution. Applicant's letter of intent with Exhibits A - E was sent to Commission members prior to the meeting.

Ms. Lewis described their proposed business. Members asked about hours of operation (9 am to 9 pm Monday – Saturday and 9 am to 10 pm Sunday). For food distribution, they said they expect to provide 11,000 meals/week for children ages 5 - 18. Food distribution would be part of the food program sponsored by the Missouri Department of Health & Senior Services (DHSS). For the grill/restaurant, they don't have plans to serve alcohol initially and would not allow patrons to bring in alcohol. It was stated that Section 3-29 of the city code prohibits

any establishment selling or serving alcohol within 300 ft. of a church. Faith in Hope Ministries is located next to the space to be leased.

It was stated that the proposed business would be parking two (2) 30 ft. long box trucks overnight on the premises but would be doing so & screening them in compliance with Sec. 29-89 Parking and storage of certain commercial vehicles and Sec. 17-170 Parking of trucks, trailers, etc. in certain districts of the City.

OLD BUSINESS

9266 Lewis & Clark, C-2 Commercial District, Ms. Joy Hargrove, Joyfull Nosh LLC

Chair announced that Ms. Joy Hargrove, who appeared before Planning & Zoning in October & December 2020 and in February 2021, had formally applied for a Conditional Use Permit and provided all required documents. He stated that Member Lane had made P&Z's recommendation to the Board on July 1st that they hold a public hearing for the permit after required public notification had been given.

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

Chair announced the Building Department had sent a letter to Influence Church' Bellefontaine and Kerth Road locations requesting them to schedule an inspection to obtain an occupancy permit. The inspection fee is being waived by the City. The deadline for response is July 15th. A member of the audience commented that, since the collapse of the condominium tower in Florida, it is important the City exercise diligence regarding an occupancy permit to avoid liability.

Chair commented that churches are generally considered religious, non-profit organizations and are tax exempt. He researched a number of churches within the City on the St. Louis County Dept. of Revenue website and most have a Tax Code – Description of "S-Religious (Tax Exempted)". The Tax Code - Description for 10636 Bellefontaine Road is "A – Taxable". The website shows them to be in arrears for 2020 real estate tax by \$55,228.

Motion to adjourn the meeting was made, seconded and passed unanimously. Meeting adjourned at 8:35 pm.

Respectfully submitted,
Pat Barrett