

**City of Bellefontaine Neighbors
Planning and Zoning Commission Minutes
May 14, 2018**

The meeting was called to order by Chairman Stolte at 7:00 p.m.

Present: Chairman Stolte; members Baker, Barrett, Bogaski, Borzymowski; City Engineer Lum, City Inspector Rabin, Alderwoman Dailes, Alderman Jordan, and Mayor Doerr

Excused: Wiese

The minutes of the April 9, 2018 meeting were reviewed. A motion to approve the minutes was made by Borzymowski and seconded by Barrett. Motion passed unanimously.

Agenda:

Mr. Tony Alqum was present to represent the Dar Aljalal Mosque, located at 8945 Dunn Road in Hazelwood. Their community is proposing a cemetery at 9731 Calumet. They are currently sharing a cemetery located on St. Charles Rock Road; however, they are looking at this property on Calumet to have their own cemetery. City Engineer Lum informed Mr. Alqum that, although the property is zoned properly and a cemetery would be allowed in this R-3 district, there are concerns. Most of the property is located in a flood plain, and there is no ingress or egress from the property. Mr. Alqum said the portion of the property not in the flood plain could be used. The problem of access to the property will take more time to work out. After some discussion, a motion was made by Baker and seconded by Bogaski for a continuance of this matter until the June 11 Planning and Zoning meeting. The motion passed unanimously.

Ms. Christella Tanksley was present. She is requesting a Conditional Use Permit (CUP) to operate a home day care at 10213 Coburg Lands. There was a discussion referring to City Code 29-96 concerning the age limits of the children and the number of children to be cared for. The code states that children 13 years and under are allowed, six children not residing in the home or listed on the occupancy permit are allowed, and the number of children, including the operator's children, cannot exceed 10 at any one time. Ms. Tanksley submitted a Letter of Intent, background check, a site plan of the interior of the house and the backyard area, a Certificate of Inspection from Bellefontaine Neighbors, and a license from the State of Missouri. Chairman Stolte asked for a motion from the Commission members to request that the Board of Aldermen schedule a Public Hearing for a Conditional Use Permit for the June 21 Board meeting. A motion was made by Borzymowski and seconded by Barrett. The motion passed unanimously. Chairman Stolte informed Ms. Tanksley that he would request that the Board schedule a Public Hearing for the June 21 Board meeting for this CUP at their May 17 Board meeting. Ms. Tanksley was also informed that she will need to be at the Board meeting on June 21 for the Public Hearing.

Ms. Taneisha Brooks was present. She is requesting a Conditional Use Permit to operate a home day care at 1426 Akron Drive. The hours of operation would be from 6 a.m. to midnight. The ages of the children cared for would be 6 weeks to 11 years. Ms. Brooks submitted a Letter of Intent, a state license and a site plan of the interior and the backyard area. She is waiting for her background check. The home has been inspected by Bellefontaine Neighbors, and there were some repairs and upgrades needed. After some discussion, a motion was made to request that the Board of Aldermen schedule a Public Hearing for this permit for the June 21 Board meeting, contingent on the submittal of her background check and the re-inspection. A motion was made by Borzymowski and seconded by Bogaski. The motion passed unanimously. Ms. Brooks was informed that she will need to be at the Board meeting on June 21 for the Public Hearing.

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Ms. Ollie Howell was present. She is requesting a Conditional Use Permit to operate a home day care at 10135 Jepson Drive. Ms. Howell plans to care for six children; they are all grandchildren. The hours of operation will vary from 10 a.m. to 4 p.m., and 4 p.m. to 10 p.m. Ms. Howell submitted a site plan for the interior of the home. The home has been inspected by Bellefontaine Neighbors and there are some repairs and upgrades that need to be addressed. Ms. Howell is awaiting her background check and has applied for her state license. Chairman Stolte asked for a motion to request that the Board of Aldermen schedule a Public Hearing for this permit for the June 21 Board meeting, contingent on submittal of a site plan for the backyard, state license, background check, and re-inspection to resolve predications. A motion was made by Barrett and seconded by Baker. The motion passed unanimously. Ms. Howell was informed that she will need to be at the Board meeting on June 21 for the Public Hearing.

There being no further business, a motion to adjourn was made at 8:20 p.m. by Baker and seconded by Bogaski. The motion passed unanimously.

Respectfully submitted,

Bob Stolte

The next meeting of the Planning and Zoning Commission will be held on June 11, 2018 at 7:00 p.m.