

City of Bellefontaine Neighbors
Planning & Zoning Commission Meeting Minutes
January 11, 2021

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

Present: Mayor Pierson, City Engineer Klein, Inspector Raben, Members Borzymowski, Duhadway, Lane and White.

Member Gordon was excused. Alderwoman Avant-Elliott participated by phone.

Members were asked if there were any changes to the minutes of December 14, 2020. There were no changes. Motion to accept the minutes were made by White, and seconded by Duhadway. The motion passed unanimously.

S&J Online Auto Sales LLC, 1000 St Cyr Rd, Rosemary Whitehead and Guests

The Chair complimented Ms. Whitehead on the improvements she has made on the building. Her business has been an asset to our City for 30 years.

The City Engineer, Building Inspector, and Chair visited the site to follow up from our last meeting to identify the location of the sales office and its accessibility to the restrooms, and ensure fire rating compliance. Everything was in proper order.

Ms. Whitehead agreed to operate her business based on the conditions she stated in her application. In summary:

1. Auto sales will be made by appointment only
2. No more than 3 cars on the lot at one time
3. No auto repair, prep, or maintenance at this location
4. Sign will be the minimum height required by MO law
5. Any email promotion will not indicate the location of the business

Borzymowski made the motion to recommend the Board grant Ms. Whitehead a CUP for her on-line auto sales business. White seconded the motion. The motion passed unanimously.

Before the Board agrees to grant this permit, there must be a public hearing after a 15 day minimum notification period. The City Clerk will notify all property owners within 185 feet of the location. All proper procedures will apply.

Ms. Joy Hargrove, 9266 Lewis & Clark Blvd.

Ms. Hargrove was not present. The City Engineer voiced concern about the amount of remodeling needed at the proposed site and related financial responsibility. Since Ms. Hargrove is not the owner of the property and would be leasing the site, that could be a source of added complexity for her. After discussion, it was agreed that she should be made aware of another space across Jennings Station Road at 9300 Lewis & Clark where remodeling is much farther along. This information would be presented as a communication only and not as direction from the City of Bellefontaine Neighbors. Description of the space and contact information would be forwarded for her review and consideration. Any contact would be at her option.

AirBnB's/Short Term Rentals

This was the second discussion the Commission has had on this topic. The Chair reminded us that the City of St. Louis has regulations regarding AirBnB's and short term rentals, and they collect taxes similar to what they collect for hotels and bed and breakfasts. St. Louis County is silent on this matter as are a small sample of municipalities in the County.

After much discussion, and members sharing their experiences as homeowners in this City, the Commission does not feel this is a venture that would be in the best interest of our Citizens.

Chair asked for a motion to consider adding AirBnB's/Short Term Rentals into our community. White made the motion not to consider or introduce AirBnB's/Short Term Rentals into our community. Lane seconded the motion. The motion passed unanimously.

Borzymowski made a motion to adjourn the meeting. Duhadway seconded the motion. The motion passed unanimously. Chair dismissed the meeting at 8:09 pm.

Follow-up and Recommendations:

1. Recommend the Board of Alderpersons hold a public hearing for approval of a conditional use permit for S&J Online Auto Sales to operate at 1000 St. Cyr Road, predicated on conditions described above.
2. Communicate to the Board that Planning & Zoning recommends not allow operation of AirBnB's/short term rentals in the City.

Respectfully,

Wanda Lane