

**City of Bellefontaine Neighbors
Planning and Zoning Minutes
September 14, 2015**

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

Present: Chairman Stolte; members Baker, Bogaski, Borzymowski, Jennings, Van Deven; City Engineer Lum; City Inspector Stocker

The minutes of the August 10, 2015 meeting were reviewed. A motion to approve the minutes was made by Jennings and seconded by Van Deven. Motion passed unanimously.

Agenda:

Mr. Kurt Obrock, owner of AJAN, LLC, and Mr. Hendrik Bunk, owner of the proposed auto repair shop on Lilac Road, were present at the meeting. The members of the Commission were presented with a revised site plan for the proposed metal building located at 10708 Lilac Road. City Engineer Lum reviewed the revised plans and noted that the building is now placed out of the flood zone per the St. Louis County Flood Plain Map. He also stated that the planned landscaping at the building site intended to shield the neighboring residents from the proposed lighting and general business of the establishment was appropriate. Mr. Bunk elaborated on the proposed lighting of the property, stating that there will be lighting on the building, which will be directed to the parking area, as well as a minimum of two lighting pole fixtures on the parking lot itself. That lighting will be aimed downward onto the parking lot. He also said that signage for the property will include one sign on the building measuring 16 feet wide by 10 feet high, and another sign at the street measuring 10 feet wide by six feet high. The parking lot will be striped to accommodate customers and employees. The business will have three to four employees, and business hours will be 9:00 a.m. to 7:00 p.m., seven days a week. There were no other questions from the Commission. A motion to accept the site plan as submitted and approved by the City Engineer for the proposed metal building located at 10708 Lilac Road was made by Van Deven, seconded by Borzymowski, and passed unanimously. A second motion was made by Baker for Chairman Stolte to request, at the September 17, 2015 Board of Aldermen meeting, that the Board schedule a Public Hearing for a Conditional Use Permit at the October 1, 2015 Board of Aldermen meeting for the construction of a metal building at 10708 Lilac Road. The motion was seconded by Bogaski and passed unanimously.

The Commission was given a site plan for the vacant lot that was recently purchased by the City at 10030 Bellefontaine Road. A motion was made by Jennings to recommend that the subdivision of the property proceed. The motion was seconded by Bogaski and passed unanimously. The two properties will then be sold to the residents on either side of the vacant lot.

There being no further business, a motion to adjourn was made at 7:30 p.m. by Baker, seconded by Bogaski, and passed unanimously.

Respectfully submitted,

Bob Stolte

The next meeting of the Planning and Zoning Commission will be held on October 12, 2015 at 7:00 p.m.