

**City of Bellefontaine Neighbors
Planning and Zoning Minutes
September 8, 2014**

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

Present: Chairman Stolte; members Baker, Bogaski, Borzymowski, Jennings; City Engineer Lum, City Inspector Stocker, and Alderman Migliazzo

Excused: Van Deven

The minutes of the August 11, 2014 meeting were reviewed. A motion to approve the minutes was made by Jennings and seconded by Borzymowski. Motion passed unanimously

Agenda:

Erika Stokes-Edmondson and Ella Simmons were present to address the Commission regarding opening a youth center on the second floor at 10011 Bellefontaine Road in the Bissell Hills Shopping Center. The space consists of 5,000 sq. ft.

Ms. Simmons told the Commission that their hours of operation would be approximately 10:00 am to 10:30 pm. The targeted age group is 13-17 years old. Some of the activities being considered were video games, dances, karaoke, open mike and poetry, and serving hot dogs, pizza, nachos, and non-alcoholic beverages. The only planned change to the floor plan would be to make an opening in one of the interior walls to make the space a little more open.

Chairman Stolte mentioned that the property would need to be inspected by City Inspector Stocker and by the Riverview Fire Protection District. They were also told that, if they are going to serve food, they would need to contact the St. Louis County Health Department.

City Engineer Lum noted that the property is a planned commercial area, which comes under City Ordinance 1452, and he was not sure, at the time, if a youth center was a permitted use for that property. Mr. Lum will research City Ordinance 1452, and it is possible that a Conditional Use Permit will be required.

Chairman Stolte asked Ms. Stokes-Edmondson and Ms. Simmons to provide the Building Department with a more detailed Letter of Intent and a mock up of the floor plan indicating any proposed changes. Chairman Stolte also told Ms. Stokes-Edmondson that he will contact her after City Inspector Lum reviews City Ordinance 1452 and let her know how we will proceed.

There being no further business, a motion to adjourn was made by Borzymowski and seconded by Bogaski. Motion passed unanimously.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Bob Stolte

The next meeting of the Planning and Zoning Commission will be held on October 13, 2014 at 7:00 p.m.