

**City of Bellefontaine Neighbors  
Planning and Zoning Commission Minutes  
August 14, 2017**

The meeting was called to order by Chairman Stolte at 7:03 p.m.

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

The minutes of the July 10, 2017 meeting were reviewed. A motion to approve the minutes was made by Borzymowski and seconded by Barrett. Motion passed unanimously.

Agenda:

Mr. Montreal Shaw, representing Decade-Global, LLC, is proposing a café to be located at 10049 Bellefontaine Road in the Bissell Hills Shopping Center. A letter of intent was submitted by Mr. Shaw; however, a letter from the property owner and drawings of interior building plans also need to be submitted. Mr. Shaw said he would have those items for next month's Planning and Zoning meeting. Chairman Stolte told Mr. Shaw to contact the Building Department to be added to the September 11<sup>th</sup> P&Z agenda.

Rev. Gregory Bruce was present representing Hope Baptist Church of Castle Point. Rev. Bruce has submitted a petition to rezone the property at 10636 Bellefontaine Road to C-2, and also to subdivide the property to allow Dollar General to locate at this site. Rev. Bruce introduced Mr. Gabe DuBois who gave the Commission a detailed presentation on the project. Site plans were reviewed and discussed. Chairman Stolte asked if the site plans were also being reviewed by St. Louis County and MSD. Mr. DuBois said that the plans were under review with both entities. City Engineer Lum supplied the Commission with a detailed report for review. There being no further questions or discussion, Chairman Stolte asked for a motion to request that the Board of Aldermen schedule a Public Hearing for their September 7<sup>th</sup> meeting. A motion was made by Weise and seconded by Borzymowski. The motion passed unanimously. Chairman Stolte will make the request at the August 17<sup>th</sup> board meeting. Chairman Stolte also asked for a motion to request that the Board of Aldermen schedule a Public Hearing for their September 7<sup>th</sup> meeting to approve a preliminary subdivision plat. A motion was made by Bogaski and seconded by Borzymowski. The motion passed unanimously. Chairman Stolte will make this request at the August 17<sup>th</sup> board meeting as well.

Mr. Shane Edgar of Cissell Mueller Co./DG Partners was present representing Dollar General. He stated that site plans and architectural drawings will be submitted for this project following the public hearings.

Ms. Debra Schantz Hart was present representing Housing Plus, LLC from Springfield, MO. Ms. Hart presented their proposal for a senior affordable living housing complex. This project is to be located on the property adjacent to and north of Hope Church. The villas will offer 44 quality affordable senior housing units. At this time, Ms. Hart is only looking for a letter of support from the Board of Aldermen. Housing Plus will not be asking the City of Bellefontaine Neighbors for any tax credits.

City Engineer Lum presented the Commission with a staff report outlining a change to the city code requiring utility companies, when doing any repairs which require street work, to replace the entire slab with the same material that was removed. There was a consensus of the Commission that the Board of Aldermen take this amendment under consideration.

There being no further business, a motion to adjourn was made at 8:25 p.m. by Weise and seconded by Baker. The motion passed unanimously.

Respectfully submitted,

Bob Stolte

**The next meeting of the Planning and Zoning Commission will be held on September 11, 2017 at 7:00 p.m.**