

**City of Bellefontaine Neighbors  
Planning and Zoning Minutes  
August 10, 2015**

The meeting was called to order by Chairman Stolte at 7:05 p.m.

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

The minutes of the July, 13 2015 meeting were reviewed. A motion to approve the minutes was made by Jennings and seconded by Borzymowski. 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 site plan for the proposed metal building located at 10708 Lilac. City Engineer Lum reviewed the plans and noted that, according to the St. Louis County survey, a portion of the proposed building would be in the flood plain. Following a lengthy discussion, City Engineer Lum suggested that Mr. Obrock have the property surveyed by a civil engineer rather than an architect to ensure that an alternate location for the building would be out of the flood plain. Mr. Lum also suggested that a site cross section of the property be made to show that no vehicles could be seen from the road to prevent an eyesore to the nearby residents. He asked that Mr. Obrock also show where any signage will be placed. Chairman Stolte informed Mr. Obrock and Mr. Bunk that they must submit a new site plan to the building department as soon as possible so the City Engineer could review the plans and add this item to the September Planning and Zoning meeting agenda.

Mayor Doerr reported to the commission that the City recently purchased the vacant lot at 10030 Bellefontaine Road. That lot will now be subdivided into two lots and sold to the residents on either side of said property.

Chairman Stolte reported that the Bissell Hills Shopping Center has been sold and that a grocery store will be occupying the previous Bill's Market storefront. The new store will be Ruler Foods, a subsidiary of the Kroger Corp. The sale of the property should be completed by August 14, 2015.

There being no further business, a motion to adjourn was made at 7:40 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 September 14, 2015 at 7:00 p.m.**