

**City of Bellefontaine Neighbors  
Planning & Zoning Commission Minutes  
July 13, 2020**

The meeting was called to order at 7:07 pm by Chairman Barrett.

Present: City Engineer Klein, Inspector Raben, Commissioners Borzymowski, Duhadway, Gordon, Lane and White. Alderman Jim Christian

Members were asked if there were any changes to the minutes of May 11, 2020. There were no changes. Motion to approve the minutes was made by Borzymowski, seconded by Duhadway. The motion passed unanimously.

Chair welcomed Jim Christian as our new Aldermanic representative.

Borzymowski asked whether the BOA reviewed the recommendations presented by the Commission regarding the proposed fee adjustments as discussed at the May 11, 2020 P&Z meeting. Chair reported the Board accepted the recommendations without amendment. To date, Inspector Rabin has not been advised of an official time to enact these updates.

**Application for Food Shop/Service at 10236 Cabot, Chevetta In Home Care Services**

Ms. Darnita Riggins, Applicant

Chair thanked Ms. Riggins for locating her business in Bellefontaine and providing a needed service to our residents.

Ms. Riggins presented her request for authorization for a mobile food truck to be located on the parking lot of her home care service business.

It was noted that such a business would have to pass inspection by St. Louis County Dept. of Health and by Riverview Gardens Fire Protection. A new or modified business license would be needed. The permanent stationing of a food truck could negatively impact neighboring residents

After many questions and much discussion, Borzymowski made a motion to deny this request based on concerns regarding neighborhood aesthetic ordinances, noise, litter, loitering and spot zoning considerations. Gordon seconded the motion. The motion passed unanimously.

Inspector Rabin suggested Ms. Riggins consider investigating the possibility of remodeling her building to accommodate her business expansion, bringing the proposed expansion inside. Barrett agreed, stating that moving indoors would require applying for a conditional use permit to address neighborhood concerns.

Duhadway recommended suggesting the BOA consider drafting an ordinance pertaining to food truck businesses in Bellefontaine Neighbors.

## **Liquor Licenses**

There was much discussion regarding current liquor sales in Bellefontaine. Questions surrounding packaging and alcoholic content were discussed, as well as the accuracy of inventory documentation. Borzymowski made a motion to present these concerns to the Board for consideration, and update of current ordinances. Duhadway seconded the motion. The motion passed unanimously.

Gordon made the motion to adjourn the meeting. Borzymowski seconded the motion. Chair adjourned the meeting at 8:16pm.

Respectfully submitted,

Wanda Lane

Recommendations:

1. Alderman Christian to request the Board consider an ordinance pertaining to food trucks
2. Alderman Christian to request the Board consider an update to the Alcohol sales ordinances
3. Follow up on the date for new fee structure to begin