

**City of Bellefontaine Neighbors  
Planning & Zoning Commission Minutes  
November 11, 2019**

Acting Chairman Borzymowski called the meeting to order at 7:00 pm.

Present: City Engineer Klein, Alderwoman Dailes, Members Borzymowski, Gordon, Duhadway, Lane & Barrett  
Excused: Chairman Wiese, Inspector Raben

Borzymowski opened the meeting by stating only agenda items would be discussed during the meeting proper, with discussion of any other items to take place after the meeting. All present were in agreement.

Members were asked if there were any changes to the minutes of the P&Z meeting October 14, 2019. Member Duhadway stated he had not received the minutes electronically, for at least the second time. Engineer Klein requested the words "for \$1.00" be removed from his recommendation #2 "Obtain property survey from St. Louis County in Clayton ~~for \$1.00~~", stating he wasn't sure St. Louis County could provide a property survey for that amount. There were no objections. Motion to accept the revised minutes was made by Gordon, seconded by Dailes. Motion passed unanimously.

**Boundary Adjustment/Subdivision of Riverview Plaza Shopping Center at 8907 Riverview**

Applicant Michael Scauzzo was present to answer questions. He presented a mylar boundary survey of the shopping center ahead of the meeting for review by P&Z. The original shopping center was a single parcel, mostly in the City of St. Louis with its northern tip in Bellefontaine Neighbors. The survey presented split the property (a single parcel) into two lots, with Lot #2 around the First Bank property in the shopping center. The First Bank property is entirely within the City of St. Louis, which had already approved the subdivision.

Mr. Scauzzo wanted to have St. Louis County approve & record the boundary adjustment. He was instructed by the County to seek Bellefontaine Neighbors' approval before doing so. It was noted there will be no changes in use or construction in the portion of the property within Bellefontaine Neighbors. Mr. Scauzzo explained this partition is being done so property taxes for the First Bank parcel can be broken out by the City of St. Louis, rather than estimated as part of the overall property.

After a short discussion by members, Gordon made a motion to recommend the boundary adjustment/subdivision to the BOA, seconded by Alderwoman Dailes. Motion passed unanimously. Engineer Klein said he would request Fran Stevens put the matter on the agenda of the next BOA meeting. If/once the ordinance is approved, a copy of it will accompany the mylar survey when it is sent to St. Louis County for recording. Location of the First Bank building in the shopping center was briefly discussed.

Borzymowski asked if there were any further questions. There were none. Gordon made a motion to adjourn the meeting, seconded by Dailes. Motion passed unanimously.

Meeting adjourned at 7:17 pm.

**Recommendations & Action Items:**

1. Engineer Klein will recommend approval of the boundary adjustment/subdivision at 8907 Riverview to the BOA and placement on the agenda of its next meeting (11/21/19) through the City Clerk's office.

Respectfully Submitted,

Pat Barrett