

City of Bellefontaine Neighbors, MO
Planning and Zoning Meeting Minutes
September 12, 2022

The meeting was called to order at 7:08 pm by Chairman Barrett.

Present: Members Barrett, Duhadway, Gordon, Lane, City Engineer Klein

Absent: Members Borzymowski, White, Mayor Pierson

The revised Agenda was unanimously approved. Member Duhadway made a motion to accept the August 8, 2022 minutes, seconded by Engineer Klein. Motion passed unanimously.

New Business

9300 Lewis & Clark Blvd., Hathaway Hills Shopping Center, Zoned C1 Local Business District.

Erica Williams, Founder, A Red Circle, and Jesse Strode, Development Associate.

This was an informal discussion with A Red Circle, a not-for-profit organization, and their intention to purchase and redevelop this center under their North County Community Development LLC business. The flagship business will be a for-profit, community-based grocery store. A legal aid office, a “parent café” and a Red Circle office were also mentioned as future tenants. A Red Circle intends to secure state and federal grants, as well as conventional avenues to finance this venture.

Per Chair, the building’s current owner(s) are ANC Properties and Dale F. Crawford Trustee. Members asked questions pertaining to current, future, and questionable tenants, when a discussion ensued regarding who was responsible for ordinance compliance for the property.

City Engineer requested to see a site plan, and wished them well on their venture. Ms. Williams stated she was already working with the architectural firm of Kouba & Knoop, and she will provide the plan. It was stated that a new façade was planned for the shopping center.

Continuing discussion of property maintenance/Comments from Members

The business located at 9312 Lewis & Clark Blvd., Your Kitchen, was discussed. The business is open and operating without an occupancy permit, no plumbing permit, and the electrical inspection is not complete, only roughed in. It is unclear if the Fire District has conducted any inspections. There is a “temporary food establishment” posted sign that states it expires on September 20, 2022. There also is some documentation referring to “pop up shop” temporary health permits. Members are unclear what that term means.

This business requires additional investigation, and discussion regarding ordinance compliance measures.

Chair announced the meeting adjournment at 8:45pm.

Respectfully submitted,

Wanda Lane

Secretary

Planning and Zoning Commission