**City of Truesdale, Missouri**

**Planning and Zoning Commission**

**109 Pinckney Street**

**Truesdale, MO 63380**

Meeting Minutes

April 16, 2025, 6:00 p.m.

1. **Pledge of Allegiance**
2. **Call to Order:** Meeting was called to order by Chairman Smith at 6:00 p.m.
3. **Roll Call:**
	1. **Planning and Zoning Commissioners Present:** Chairman, Don Smith; Co-Chairman, Kelly Riehl; Secretary, Kari Hartley; Commissioner, Missy Bachamp; Commissioner, Amanda Lefholz; Commissioner, Gary Burke; Commissioner, Jack Dixon; Commissioner, Kevin McCurdy; Commissioner, Ellen Wortham; Commissioner Elisa Jaouni.
	2. **City Staff Present:** Mayor, Jerry Cannon; Alderman, Mike Thomas; Alderman, Joe Brooks; City Clerk, Elsa Smith-Fernandez; City Attorney; Amber Bargen; City Police Sargeant, John Kelly; City Engineer/Zoning Administrator, John Choinka; and PGAV Planners Representative, John Brancaglione.
	3. **Citizens Present:** Alex Jessop (Resident), Andrew Bystrom (LIM Properties), Jason Antcliff (LIM Properties), Yusuf Jaouni (resident), David Hoebert (resident), Christine Hedding (resident), Brad Hedding (Resident), Grant Shelton (Shelton Auto Group), Gary Lively (resident), Danielle Douglas (resident), Jacquie Morrow (resident), Greg Wortham (resident), Kevin Bremer (Clarkson Construction), Jessica Schanuel (Realtor for Clarkson Construction), Brian Schanuel (Clarkson Construction), Josh Meyers (resident), Bob Fry (Clarkson Construction), Brooke Moore (resident), Wes Moore (resident), Jeremy Busdieker (resident), Nichole Aubuchon (resident), Cindy Borden (resident, Denny Watson (resident).
4. **Approval of Agenda:** Co-Chairman Riehl made a motion to approve the agenda, seconded by Commissioner Lefholz. All Ayes, motion passed.
5. **Approval of Minutes:** Co-Chairman Riehl made a motion to approve the minutes from March 19, 2025, meeting, seconded by Commissioner McCurdy. All Ayes, motion passed.
6. **New Business:**
	1. **Project No.ZCR: 2025-I-REZ Applicant Grant Shelton:** Mr Shelton has a request to re-zone property from Industrial to General Commercial (C2) located at 8000 S. Spoede Lane, Truesdale, MO 63380. Mr. Shelton explained that they have a business already in St. Peters, MO (Shelton Auto Group), and are wanting to expand to this area. They repair automobiles and then resell them. He stated that there would be signage on the front of the building, but there would not be any banner or any other advertisements in place. They only do online sales, so there would not be increased traffic on South Spoede Lane. He stated the building would have 2 bay doors and inside would contain 5-6 vehicle lifts. Mr. Shelton is hoping to start May 1, 2025. He stated they do not do any type of body work or paint, just mechanical/engine repairs. There will be approximately 10 employees. They do not only sell vehicles that they have repaired. He stated they specialize in diesel trucks. John Brancaglione from PGAV Planners explained that the area may not need to be re-zoned since car sales will be online and the business wouldn’t be considered a used car lot, rather mainly an auto repair shop. Auto Repair shops are allowed in Industrial areas and that is the main purpose of the business. John B recommended that instead of changing the zoning, we could change the Matrix for Industrial District. Elsa Smith-Fernandez asked what exactly would be changing regarding the Matrix. John B explained that we would be adding auto sales as a permitted or conditional use within an industrial district. In order to change the Matrix that would require a public notice for both Planning and Zoning and the Board of Alderman. It was discussed to have the public hearing on May 21, 2025, at 5:30 p.m. right before the Planning and Zoning meeting at 6:00 p.m. The Board of Alderman would have a public hearing on May 28, 2025, at 5:15 p.m. right before the 5:30 p.m. board meeting. Mr. Shelton was fine with these dates and times. Chairman Smith recommended that in the meantime, Mr. Shelton get with the City Clerk and get permits lined up. Commissioner Jaouni made a motion to approve holding a public hearing on May 21, 2025, at 5:30 p.m.for changing of the matrix, seconded by Commissioner Dixon. All ayes, motion passed.
7. **Previous Business:**
	1. **Discussion: Clarkson Construction-update on 1600 East Veterans Memorial Parkway-plan and purchase of property. Current utilization of property. Preliminary Site Plan Update:** Bob Fry from Clarkson Construction spoke and gave a little background information on Clarkson’s company. He stated that their intent is to stay in this area and bid union jobs in the area. He said they need office space and storage area. Bob Fry and Kevin Bremer have moved to the Warren County Area. This specific spot gives them the acreage they need to store materials and office space. He explained that the current building on the lot is a shell, but they will be finishing that existing building for their office space. He stated that they signed the contract for this property in January. He did attend the February and March planning and zoning meetings. He said at both of those meetings he was the only one in attendance, but he still laid out his plan to the Commission, as to be as transparent as possible. During those meetings he was told that there are residents who live in Heritage Hills that have concerns. It was mentioned to him concerns about the berm on the south side of the property. He agreed to build that up, put trees up, and fence the site. All storage of equipment and materials would be behind the office building, so that from the road you would see the front of the office building that would have their logo and a parking area for office employees. He said that they come here with the intent to be a good neighbor. Mr Fry said that whatever permit’s he needs to get, he will absolutely get them, he was just unaware that he needed permits for temporary structures, so he felt like the permit forms that were sent to him didn’t fit with what he has going on the property at the moment.

One Heritage Hills resident questioned why they have all these bright lights shining in everyone’s windows. Bob Fry explained that MODOT is doing majority of work during the nighttime hours. There is little area to work on the interstate so the only way to get materials in and out safely for the workers is to close a lane, which has to be done at night. There are portable lights in place for the workers to be able to see where they are going. He was not aware that they were affecting residents and shining right in windows and said that he would get them adjusted tonight.

 Alderman Thomas asked about dust mitigation. Bob Fry said that there are several products they use to keep dust down. They will have a rock driveway; there will not be asphalt on the property. He said that they will water it down as they get in there and get the ground more stable and then a calcium product would be used to keep the dust down. Alderman Thomas asked if they would be milling on site, to which Bob said no there would not be milling done there. They have requested to crush rock on site, closer to the interstate side of property. He will be using some of that material to fill in the site and then the rest of it will be doing back to the interstates to be re-used. Bob asked if he watered at the crushing site and belt to keep dust down would that mitigate the concerns. He also stated that all crushing would happen during the daytime hours. Commissioner Riehl stated that there is always the probability that Heritage Hills is going to experience dust issues just from the I-70 project regardless of whether Clarkson Construction is working on the property or not. Chairman Smith asked how long the rock crushing on site would be taking place. Mr Fry stated it would only be going on during the first two phases, which would take approximately 1 ½ years, once all traffic can be pushed onto the eastbound lanes then crushing would take place on site of the 70 project so that they don’t have to have trucks haul it over to the Veterans Memorial property.

John Brancaglione said that this is a good long-term business for the city, but we need to see if there is a way to mitigate problem with the neighboring residential area. This is not a permitted use under C2 due to outdoor storage of equipment, therefore there is no way to permit this use in the C2 district via conditional use permits, etc. The Commission and Board of Alderman can re-zone to Planned Development-Industrial (PD-I). John Choinka stated that crushing is not listed on the site plan and Mr Fry stated that it isn’t on the site plan because it is not permanent work. The only thing on the site plan is what is going to be permanently installed. John Choinka stated that even though it is temporary it still needs to be shown in the site plan. John Brancaglione explained that the site plan has to have anything that is going to be done on that site at any time, whether it be temporary or permanent. If there is anything on the site plan that would cause issues for neighboring areas, a PD-I could be established for this project only, but it also allows stipulations to be put into place that would mitigate any issues (such as watering down the crushing operation, not going to have trucks operating at night, putting trees up for berm, etc). He said this property is suitable for what Clarkson is proposing to do but not without restrictions. Planned Development allows for the property owner and the city to have a clear picture of what is allowed and what is not.

Jessica Schanuel with Main Street Realty spoke and said she is concerned with protecting her client when they were told everything would be fine. They have spent a ton of money wrapped up in this project already and they are supposed to close in two weeks. She is now concerned with letting them close in two weeks without knowing what those restrictions are going to be. Elsa said a lot of this could have been resolved if we had received a response to John Choinka’s list of requested items that was sent to Brian Schanuel. Brian said he did speak with John and asked why they needed to do all of this because they are not “developing” the property, they are buying a used building and finishing it to move there. John Brancaglione explained that all of this is a land use, and the city has a zoning code that states what uses are permitted, permitted conditionally, and not permitted. Alderman Thomas did mention that at no point have we ever discussed re-zoning to Industrial, it was always going to remain commercial, and we would work together to see how this was going to work. Bob Fry stated that the only reason he was looking at crushing on site is because they were so close to the proximity of where they will be working on I70. He said that if we don’t allow them to crush on site, that is fine he can find another place to do that. He is ultimately looking for a permanent place to do business that extends past the I70 project.

Gary Lively asked if there was a way for Clarkson to be able to purchase the property and do everything, they want to do but take the milling process somewhere else. Bob said yes. Brian asked if the crushing was the only reason that this operation can’t be considered commercial. John Brancaglione said no, because the outdoor storage of equipment, but that is why there is the option for PD-I.

Nichole Aubuchon stated that they are going to have to deal with the 70 project for the next few years, but if Clarkson were saying there were just going to be putting in a nice building, put in trees and store their equipment then she would be fine with it. Her issue is asphalt smells, milling, concrete plant, dust, back up beepers as trucks are going in and out and she just doesn’t want it there. It was re-iterated that this is NOT a milling operation or concrete plant. Nichole stated that she feels like a stop work order should be already given, because they are operating without permits from the city. Alderman Hartley stated that while she understands Clarkson’s frustrations and she understands Heritage Hills resident's frustrations, we can not tell a business they can’t come here on the sole purpose that residents are still upset with the previous owner. At that time there was not a planning and zoning commission, and now there is. If this planning and zoning commission were to put a PD-I into place, that protects the residents of Heritage Hills, the city, and Clarkson because those stipulations are legally binding and have to be upheld. Alderman Thomas stressed that this PD-I is not for the entirety of the Good Games Property, it is only for the 16 acres for Clarkson. Commissioner Burke stated that we just need to make sure that promises made are promises kept.

Alex Jessop stated that he is worried about property values. Commissioner Riehl stated she feels like Clarkson is getting drug through the mud over residents still being upset with previous property owner. Commissioner Lefholz agreed that Clarkson has been very transparent from the very start and has answered every question we have had, and has agreed to fix issues that residents have with no hesitation, now the issue at hand is to figure out what we would like to see from Clarkson, get the stipulations put in place and go from there.

Christine Hedding asked where the runoff will go to which Bob Fry stated it would go right to the creek. They have to put up erosion control around their property to keep anything from running off of their property. He also stated that he was told the creek area behind the property between Heritage Hills has some issues and he has agreed to get that cleaned up because he was told that it is not draining correctly. Mr Fry agreed that right now they are in an awkward spot because they are just leasing the property so they can only work on the front area of the property due to so much erosion, that they can not get fixed until they close on the property and take ownership.That is what their overall grading plan will take care of.

Chairman Smith asked John Brancaglione and John Choinka if there is any conditional or temporary use permit that we can issue them right now since right now they are just essentially using the property to pull in and out of and park equipment on for the I70 work. They do have a temporary fence around the front area of property to keep people away from the temporary office space and equipment. It was asked what type of building they would be using for offices and Bob explained that they will be using the existing building on the property. They will be putting close to $1 million dollars into the building to finish it. He said when this I70 project is done they will only have their office space and equipment storage on this property because they will be putting in bids for jobs elsewhere, but this will be their home base. Alderman Thomas said that he has called some neighboring businesses to Clarkson in Kansas City to ask about Clarkson, and he has received nothing but positive feedback about how much they give back to the communities they work in and how great they are to work with. David Hoeber asked if the rock crushing would be taking place on the weekends, Mr Fry stated that if is he is allowed to crush on site it would only be during the week, not on the weekends. It was explained from John Brancaglione and John Choinka that a temporary use permit could be issued for them to use the temporary storage/office units and be able to move equipment on and off site right now and put the PD-I on the agenda for May meeting. John Choinka said that this temporary permit usage would not allow for any crushing or anything like that. John Choinka and Elsa will work with them on getting all proper city permits and temporary permits.

If residents would like to look up other Clarkson Construction buildings they can look up 4133 Gardner Ave, Kansas City. That way everyone can see what other Clarkson facilities look like and how Clarkson runs their business. Brian Schanuel stated once there is a physical office here, all taxing purposes for employees and equipment can be switched to Truesdale instead of Kansas City.

Danielle Douglas said that one of her concerns was that Heritage Hills Residents were told that this area didn’t need to be re-zoned and now we are talking about re-zoning. Alderman Thomas explained that Planning and Zoning is new to this community and everyone on this board and the board of alderman were going by the rules and in working with the zoning experts there was a “hiccup” that was found and now we all have to work together to see how to appropriately move forward. Elsa explained that at the time that comments were made about not re-zoning, that was accurate information based on the information that we had received up to that point. The city was still trying to work through all of the moving parts to see where we stand. Danielle asked about the property that is behind Austin Drive and whether that property had been re-zoned to Industrial. It was explained to her that it had not been re-zoned because that business was already in place before the zoning map and codes had been implemented therefore, that property was grand-fathered in. Commissioner Bachamp stated that the planning and zoning board came together to try to make sure that Truesdale as a whole was moving forward with growth, not just for a specific subdivision here or there. Jacquie Morrow asked when this transaction with Clarkson started taking place. Bob Fry stated they went under contract in January. Jacquie then asked why have residents only heard about this in the past couple of weeks. Alderman Thomas stated because it is a private purchasing transaction between the previous owner and potential new owner. Mayor Cannon also stated that it isn’t the city’s business to be in the middle of a private business transaction. The city gets involved once there is a plan in place. It was questioned why the city hasn’t posted any of this information on social media, etc. Elsa explained that legally the city has to post something at city hall and the newspaper when there is going to be a public hearing regarding changes, otherwise there is not anything that states the city has to legally post anything on social media or online.

Yusif Jaouni thanked the city for answering questions tonight. He recommended doing some kind of update to figure out what went right and what didn’t with this process and how to close any gaps to simplify the process. Alderman Hartley said that her and Elsa have discussed putting together some kind of checklist that we can give businesses from the start that shows exactly what is needed for the city, to close the gap on any potential miscommunications. She also stated that the business process at 8000 Spoede Lane seemed to go more smoothly and a lot of that is because there wasn’t so much outside noise on social media, trying to sift through half-truths or any misinformation. John Brancaglione said that there is a lot of complexity that goes into zoning and when you have a community that didn’t previously have zoning ordinances, there are going to be things that have to be worked through and figured out now that there is zoning ordinances and it will all be a really good lesson for everyone involved. Commissioner Burke mentioned that the city has been told about several different potential buyers for the parcels on veterans memorial parkway, and until something had been set in stone, we don’t want to report on potentials, so it wasn’t the intention for anything to be kept secret, rather it was a matter of waiting until there was factual information to be shared.

John Brancaglione expressed that if the PD-I re-zoning does in fact go through, it will only affect that specific parcel of land and that buyer. If Clarkson were to ever sell the property and no longer conduct that use on that property, the zoning would be re-zoned back to the original district it started which in this case would be C2.

Brian Schanuel stated that he would get the preliminary plan fixed to show temporary structures that are currently there as well as the permanent structures that will be there once they close on the property. Alderman Hartley explained that at this point Clarkson can work with John Choinka and Elsa to work on city permits needed and temporary use permits, and we will schedule the public hearing for setting up the restriction guidelines for re-zoning to PD-I on May 21, 2025 at 5:30 p.m. John Brancaglione is going to draft up something that lines out what the PD-I restrictions will be so that Clarkson and the city have a clear list of expectations.

1. **Staff Reports:** There were no staff reports at this time
2. **Tentative next meeting date and time:** May 21, 2025 at 6:00 p.m. We will be holding a public hearing at 5:30 p.m. with Planning and Zoning to immediately follow.
3. **Adjourn:** With no other business to discuss at this time Commissioner Burke made a motion to adjourn the meeting, seconded by Co-Chairman Riehl. All ayes, motion passed. Meeting was officially adjourned at 8:26 p.m.

*Approved by the City of Truesdale Planning and Zoning Commission*

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*Don Smith, Planning and Zoning Chairman. Date*

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*Kari Hartley, Planning and Zoning Secretary. Date*