

**City of Truesdale
Planning and Zoning Commission
109 Pinckney Street
Truesdale, MO 63380**

**Public Hearing
October 21, 2024, 5:30 p.m.**

There was a public hearing held on October 21, 2024 at 5:30 p.m. to amend Title VI of the City of Truesdale Municipal Code, adding a new chapter 615 Adult Business Establishments, and adopting the zoning code for City of Truesdale and official zoning map with districts in accordance with Truesdale's Comprehensive Plan. Public hearing was called to order at 5:30 p.m. by Chairman Smith. In attendance was the Planning and Zoning Commissioners, MaryLou Rainwater, Jerry Cannon, Mike Thomas, Esther Smith, Gary Lively, and John Brancaglione with PGAV Planners.

John discussed that R3 zones only apply to current mobile home parks. Multi family is only allowed under Planned Development, therefore the zoning map does not show multi-family districts it shows "PDR". John explained that there has been a recent Federal Law change by The Department of Housing and Urban Development that relates to manufactured housing. He has updated the citation in Section 415.050 to reflect those changes. He also noted that Section 520.10 of Truesdale's Codes requires that mobile homes have a license.

John stated that Section 400.150 states that minimum lot size for residential use for any proposed subdivision shall be not less than 8400 square feet. If this current language is retained then we have several existing lots non-conforming, which would prevent new construction of new housing where the minimum lot size is 7,500 square feet. He suggested that the language of Section 400.150 A state "the minimum lot size for residential use for any proposed subdivision shall be not less than that which is provided in Chapter 415, Section 415.080 of the Zoning Code."

John stated that in the Land Matrix table, Section 415.137, Adult Businesses were incorrectly permitted in the Planned Commercial Development. He has corrected this in the Matrix table.

There is a parcel of land that has an R1 designation, but it is an Industrial use area. John explained that we have 2 options. Option 1 is to zone the area as Industrial even though it is between a residential area and a commercial area. This shouldn't be an issue with "spot zoning" because the area is previously and currently being used as an industrial area. Option 2 would be to make everything from that parcel heading west towards Spoede Lane as Industrial. If there re to be a retail place go in the area that is currently Commercial, we would have to re-zone it back to C2. John's recommendation is to just change the one parcel to Industrial and leave the property west of that parcel as C2.

There were some citizens questions regarding where the water utilities area on the zoning map. John explained that water towers/utilities can be any district, even though they are primarily in Industrial districts.

John suggested that the Commission think about putting PGAV under contract for technical services retainment. If the commission decided to do this, it would allow any future changes to be done immediately. John explained that excess funds that were previously budgeted for his services could be used towards this retainer.

With no further comments or questions from the Commission or citizens, meeting was closed at 6:11p.m.

Meeting Minutes

October 21, 2024, 6:00 p.m.

1. **Pledge of Allegiance**
2. **Call to Order:** Meeting was called to order at 6:12 p.m. by Chairman Smith.
3. **Roll Call:**
 - a. **Planning and Zoning Members Present:** Chairman Smith, Co-Chair Riehl, Secretary Hartley, Commissioner Bachamp, Commissioner Lefholz, Commissioner Dixon, Commissioner McCurdy, Commissioner Wortham, and Commissioner Jaouni.
 - b. **Planning and Zoning Members Absent:** Commissioner Burke
4. **Approval of Agenda:** Co-Chair Riehl made a motion to approve the agenda, seconded by Commissioner McCurdy. All ayes, motion passed.
5. **Approval of Minutes:** Co-Chair Riehl made a motion to approve the meeting minutes from September 18, 2024, seconded by Commissioner McCurdy. All Ayes, motion passed.
6. **Previous Business:**
 - a. **Zoning Ordinance Discussion and Vote:** With recommendation to approve the zoning codes as presented by PGAV Planners, Co-Chair Riehl made a motion to approve the Zoning Ordinances, seconded by Commissioner Jaouni. Roll Call Vote was take: Chairman Smith: yes; Co-Chair Riehl: yes; Secretary Hartley: yes; Commissioner Bachamp: yes; Commissioner Lefholz; yes; Commissioner McCurdy: yes; Commissioner Dixon: yes; Commissioner Wortham: yes; Commissioner Jaouni: yes. With a 9-0 yes vote, motion passed.
 - b. **Zoning Map Discussion and Vote:** With recommendation to approve the zoning map with changing Parcel #05270100001001000, address 150 Spoede Lane from R1 to I, Co-Chair Riehl made a motion to approve the zoning map, seconded by

Commissioner McCurdy. Roll Call vote was taken as follows: Chairman Smith: yes, Co-Chair Riehl: yes; Secretary Hartley: yes; Commissioner Bachamp: yes; Commissioner Lefholz: yes; Commissioner McCurdy: yes; Commissioner Dixon: yes; Commissioner Wortham: yes; Commissioner Jaouni:yes With a 9-0 vote, motion passed.

- c. **Adding a new Chapter 615 Adult Business Establishments:** With the recommendation to add a new Chapter 615 Adult Business Establishments to the City of Truesdale Codes, Co-Chair Riehl made a motion to approve, seconded by Commissioner Lefholz. All ayes, motion passed.

7. New Business:

- a. **Add Section 400.150:** With the recommendation to change the language in Section 400.150 to Section 400.150A “the minimum lot size for residential use for any proposed subdivision shall be not less than that which is provided for in Chapter 415, Section 415.080 of the zoning code”. Co-Chair Riehl made a motion to approve, seconded by Commissioner Wortham. All ayes, motion passed
 - b. **Add Fee Structure:** Co-Chair Riehl made a motion to add a fee structure, seconded by Commissioner Jaouni. All ayes, motion passed.
 - c. **Add PGAV Planners to retainer:** Commissioner Jaouni made a motion to approve, seconded by Co-Chair Riehl. All Ayes, motion passed.
- 8. Staff Reports:** Elsa Smith-Fernandez reported that Co-Chair Riehl and Secretary Hartley’s terms are due to expire in December 2024. There will need to be vote taken to extend those terms or accept resignations at the November 2024 meeting.
- 9. Next Meeting:** November 20, 2024 at 6:00 p.m.
- 10. Adjourn:** Commissioner Lefholz made a motion to adjourn the meeting, seconded by Commissioner McCurdy. All ayes, motion passed. Meeting adjourned at 6:30 p.m.

Approved by the City of Truesdale Planning and Zoning Commission

Don Smith, Planning and Zoning Chairman.

Date

Kari Hartley, Planning and Zoning Secretary.

Date