**City of Truesdale**

**Planning and Zoning Commission**

**109 Pinckney Street**

**Truesdale, MO 63380**

**Meeting Minutes**

**September 18, 2024, 6:00 p.m.**

1. **Pledge of Allegiance**
2. **Call to order:** Planning and Zoning meeting was called to order at 6:00 p.m. by Chairman Smith
3. **Roll Call:**
   1. **Planning and Zoning Members Present:** Chairman Smith, Co-Chairman Riehl, Secretary Hartley, Commissioner Bachamp, Commissioner Lefholz, Commissioner Dixon, Commissioner McCurdy, Commissioner Wortham, and Commissioner Jaouni
   2. **Planning and Zoning Members Absent:** Commissioner Burke
   3. **Others Present:** Mayor Cannon
4. **Approval of Agenda:** Co-Chairman Riehl made a motion to approve the agenda, seconded by Commissioner Dixon. All Ayes, motion passed.
5. **Approval of Minutes:** Co-Chairman Riehl made a motion to approve the minutes from August 21, 2024 meeting, seconded by Commissioner McCurdy. All ayes, motion passed.
6. **Previous Business:** A second draft of the zoning ordinances was sent to the Commissioners by John B from PGAV Planners. Commissioner Dixon had a question about the varying lot sizes. It was explained that the reason for a lower square footage lot size was to accommodate some smaller lots that are already currently in place within the city. The minimum lot size of 8400 sq feet will remain the standard for subdivisions. Commissioner Jaouni questioned whether the wording on the age of mobile homes was confusing. Chairman Smith explained that current City ordinances state that any new mobile home brought in must be at least 10 years old. Commissioner Wortham had a question about land use type, specifically concerning commercial vs industrial. She asked if you could put retail into an industrial zoned area. Chairman Smith said that we would be able to handle a retail business under conditional use permits if needed. Secretary Hartley told the Commission that the Board of Alderman is reviewing the adult industry ordinance and that if there were any feedback the Commission would like to share with the Board of Alderman to please email either Elsa or one of the Alderman. With no other questions or concerns about the draft a roll call vote was taken to accept this draft of zoning ordinances. Chairman Smith: yes; Co-Chairman Riehl: yes; Secretary Hartley: yes; Commissioner Bachamp: yes; Commissioner Lefholz: yes; Commissioner Dixon: yes; Commissioner McCurdy: yes; Commissioner Wortham: yes; and Commissioner Jaouni: yes. With 9 yes and 0 no votes, motion was passed.
7. **New Business:** A public hearing must be set prior to the next Planning and Zoning meeting. In order to allow for John B from PGAV Planners to also be in attendance, it was decided that the October 16, 2024 meeting would be cancelled. The public hearing will take place October 21, 2024, at 5:30 p.m. and then Planning and Zoning meeting will also be held October 21, 2024 at 6:00 p.m. immediately following the public hearing.
8. **Citizen Comments:** There were no citizen comments at this time.
9. **Staff Reports:** Invoice for PGAV Planners for $13 484.78 needs approval from the Commission. Co-Chairman Riehl questioned if there was a specific budget for services provided by PGAV Planners. Secretary Hartley explained to the Commission that the Board of Alderman had $30,000 budgeted for these services by PGAV, and that currently including this invoice we have spent approximately $17,500. Co-Chairman Riehl made a motion to approve paying the invoice amount of $13,484.78, seconded by Commissioner Dixon. All ayes, motion passed. Chairman Smith wanted to commend the Planning and Zoning Commissioners for volunteering to be a part of this process for the City of Truesdale, and everyone agreed that putting together a Planning and Zoning Commission will prove to be greatly beneficial for the city.
10. **Next Meeting Date:** October 16, 2024, meeting was cancelled and rescheduled for October 21, 2024, with a public hearing at 5:30 p.m. and a regular Planning and Zoning meeting immediately following at 6:00 p.m.
11. **Adjourn:** Co-Chair Riehl made a motion to adjourn the meeting, seconded by Commissioner McCurdy. All ayes, motion passed. Meeting was adjourned at 6:19 p.m.

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

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*Don Smith, Chairman of Planning and Zoning. Date*

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*Kari Hartley, Secretary of Planning and Zoning. Date*