

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

Meeting Minutes

February 24, 2025

(Rescheduled from February 19, 2025)

1. Pledge of Allegiance

2. Call to Order: Meeting was called to order by Chairman Smith at 6:00 p.m.

3. Roll Call:

a. Planning and Zoning Members Present: Chairman Smith, Co-Chairman Riehl, Secretary Hartley, Commissioner Bachamp, Commissioner Burke, Commissioner Dixon, Commissioner Wortham, and Commissioner Jaouni.

b. Planning and Zoning Members Absent: Commissioner Lefholz and Commissioner McCurdy

c. City Staff Members: Mayor Cannon and Alderman Thomas were both present.

4. Approval of Agenda: Co-Chairman Riehl made a motion to approve the agenda, seconded by Commissioner Burke. All ayes, motion passed.

5. Approval of Minutes: Co-Chairman Riehl made a motion to approve the minutes from January 15, 2025, seconded by Commissioner Wortham. All ayes, motion passed.

6. Citizen Comments:

a. Discussion: Jessica Shantel (Realtor)/Clarkson Construction, regarding 16 acre plot on East Veterans Memorial Parkway. Robert Fry (Vice President of Operations at Clarkson Construction) and Kevin and Tammy Bremer from Clarkson Construction were in attendance. Mr. Fry gave a little bit of background about Clarkson Construction and the type of work that they do. Clarkson Construction will be one of the companies that is working on the I-70 project from West of Warrenton to 64/40 interchange and Highway K. Clarkson Construction is based out of Kansas City. Their intent has always been that if they were to get a bid in the STL Metro area they would expand and make a permanent location for office/shop expansion. The company has 145 years of experience, 850 projects completed, and 3500 lane miles of pavement construction completed. They have expanded in the last few years in the KC area as well. Kevin, Tammy, and Robert are all looking at re-locating as residents in the Warren County area as

well. They have been specifically looking for an available space on the frontage road. Mr. Fry stated that the building that is currently on this property will be used, but is not complete on the inside yet. There will be offices, bathrooms and a kitchen. They will be adding a second building to be used a shop. The company does all of their own maintenance and repairs on their machinery. Down the line in a few years they would look at potentially adding a larger building to house heavier machinery. Mr. Fry stated that naturally the water on the property drains to the east. They currently have not purchased that plot of acreage, but if still available in the future, could be a possibility. He stated that they will be fencing the perimeter of the property behind the building that will be used as office space. They will add additional berm to the area between this property and Heritage Hills. When milling starts they will bring in water to help with dust control. Chairman Smith asked what the decibel rating on the machinery for milling was. Mr. Fry was not sure but stated that he could get that information. Chairman Smith addressed the issue of drainage issue that the homes on Austin Drive in Heritage Hills already has, and requested if a ditch could be put in between berm and Heritage Hills to redirect water flow that has caused issues to these yards in the past due to improper grading. Mr. Fry did not have any issues with making sure grading was redone properly and doing what needs to be done to ensure that the backyards of those residents don't have future issues. Mr. Fry stated that no milling will be done during the night hours, however work being done on I70 will be done at night so there will be a little bit of noise from trucks pulling in and out, but there would not be milling noise throughout the nighttime. Commissioner Jaouni asked about fencing height, to which Mr. Bremer stated that it would likely be 8 foot in height with security wrapping around the top. There will also be lighting installed, however those lights will be hooded and pointed directly onto the property so there should be no issues with lighting shining towards the residences of Heritage Hills. Chairman Smith inquired about building site plans and whether those have been submitted to Engineer John Choinka yet. Mr Fry stated that has not been done yet, but he would get everything together to send to John. Mr. Fry also stated that there will not be a concrete plant on the property like they have in the Kansas City area, they will be using concrete from a more local plant. There was no approvals issued tonight, as the building site plans need to be submitted to John Choinka first.

- b. Discussion: Nathan Lafferty, 8000 S. Spoede Lane would like to request to subdivide parcel in two, one parcel being used for cabinet manufacturing. Property is 8.7 acres. There is a 5 acre requirement. This matter was tabled as Nathan was not in attendance at that meeting and there were several questions that the board had before a decision could be made definitively.

7. Staff Reports: there were no reports at this time

- 8. Previous Business:** No previous matters to discuss.
- 9. New Business:** No new matters to discuss
- 10. Tentative Next Meeting:** March 19, 2025 at 6:00 p.m.
- 11. Adjourn:** Co Chairman Riehl made a motion to adjourn, seconded by commissioner Dixon. All ayes, meeting adjourned at 7:15 p.m.

Approved by City of Truesdale Planning and Zoning Commission

Don Smith, Planning and Zoning Chairman

Date

Kari Hartley, Planning and Zoning Secretary

Date