**City of Truesdale**

**Planning and Zoning Commission**

**109 Pinckney Street**

**Truesdale, MO 63380**

**Meeting Minutes**

**August 21, 2024, 6:00 p.m.**

1. **Pledge of Allegiance**
2. **Call to Order:** 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 Lefholz, Commissioner Bachamp, Commissioner Burke, Commissioner Dixon, Commissioner Wortham, and Commissioner Jaouni.
   2. **Planning and Zoning Members Absent:** Commissioner McCurdy
   3. **Others Present:** City Clerk, Elsa Smith-Fernandez; Mayor, Jerry Cannon; John Brancaglione, PGAV Planners
4. **Approval of Agenda:** Commissioner Riehl made a motion to approve the agenda, seconded by Commissioner Wortham. All ayes, motion passed.
5. **Approval of Minutes:** Commissioner Riehl made a motion to approve the meeting minutes from July 17, 2024, seconded by Commissioner Jaouni. All ayes, motion passed.
6. **Previous Business:** John B from PGAV Planners was at the meeting this evening to discuss the Zoning ordinance draft. He had some suggestions of some small changes that should be made and things that should be added to zoning ordinances that he wanted to discuss with the Commission. After discussing everything listed below, John stated that he would attempt to have a second draft available for review in the next couple of week. He will not be able to attend the next Planning and Zoning meeting due to a previous engagement.
   * 1. **Planned Development:** John explained that with Planned Development, it would allow for other types of homes to be built, such as townhomes, villas, and apartments. Allowing for Planned Development would let us approve different types of housing types based on specific needs, location and development plan. Planned Development would require a site plan submission from the developer and would be approved or denied upon Commission review. Planned Development is its own zoning and only applies to that specific site. The developer would have a window of time to develop the property per the site plan, otherwise it reverts back to the original zoning. Planned Developments is the plan that the developer brings to the Commission, not what the Commission would like to see planned in a certain area. If there is an area that is zoned as commercial and a developer wants to do an industrial business or residential area, then they would either have to have the area re-zoned, or the Commission could offer a Planned Development. It was decided that multi-family units can be permitted in Planned Development, but we will not having a zone just for that.
     2. **Subdivision Code:** John explained that our current subdivision code calls for lots to not be less than 8400 sq feet. However, lot sizes call into two categories, one that ranges from 8750-10,000 square feet and another that is 7440 sq feet. He stated that this suggests that there should be two single family districts in the zoning ordinance with different lot requirements. By doing two districts it would prevent homes from being considered non-conforming. Commission agreed that we should have two single family districts.
     3. **Signs:** John stated that there is a zoning ordinance for sign codes. He was asking if we wanted to keep that within the zoning ordinance. Commission agreed that for consistency reasons a sign code should be left in the zoning ordinance.
     4. **Adult Business:** There is a federal case law that states adult businesses must be permitted in commercial or industrial locations. There can be restrictions placed on proximity to schools, churches and residential areas not to exceed 1000 feet. John recommended that an ordinance be placed in effect. Commission agreed that an ordinance needed to be in place.
     5. **Communication Towers:** There is a current code for communication towers that are no longer valid due to action taken by State Legislature. John has already changed the zoning ordinance to reflect the compliant regulations in the draft.
     6. **Mobile Home Parks:** John had some questions about the conditions of the mobile home parks in the area, whether they are owned or rented, etc. He stated that most cities have eliminated mobile home park designations for manufactured housing. He stated that if we eliminate the mobile home park zoning, then it will make the current units non-conforming. This would not affect current owners/renters, however it would mean they can’t be re-occupied if vacated and no new units could be moved in. There was a lengthy discussion regarding what we need to do. It was ultimately decided amongst the Commission that we will create a district for the current two mobile home parks in the City and that the standards comply with State Code. This zoning area will be only for the current existing mobile home parks.
7. **New Business:** The Commission would like the Adult Industry Regulations presented to the Board of Alderman at their next meeting, as these regulations do not go in the zoning codes, instead they go along with the business license codes. Commissioner Jaouni made a motion to have these regulations presented to the Board of Alderman, seconded by Commissioner Riehl.
8. **Citizen Comments:** Lynn Nelson from Heritage Hills subdivision was in attendance. She owns property on Sandra Drive that backs up to Good Games Sports Complex property. With the Good Games Property currently being sold, she wanted to ask if the common ground between the two properties couldn’t be “taken away”. The commission assured her that common ground can’t be taken, so that area should not be affected by the sale of property.
9. **Staff Reports:** None at this time
10. **Next Meeting:** September 18, 2024, 6:00 p.m.
11. **Adjourn:** Commissioner Burke made a motion to adjourn the meeting, seconded by Commissioner Riehl. Meeting adjourned at 7:58 p.m.

*Approve 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*