

Planning and Zoning Commission

February 11, 2025

At 6:00 p.m. Chairman Cooper called the meeting to order under provisions of Chapter 400 of City Code and Chapter 89 Revised Statutes of Missouri.

Roll Call

John Cooper	Present
Larry Cuneio	Present
Alan Mastin	Present
Kevin Ijames, Jr	Absent
Larry Heiner	Present
Tony Wessler	Present
Jarrett Dace	Absent

Also present was Robert Schaffer and Don Randolph representing City staff.

Minutes

Commissioner Mastin made a motion, seconded by Commissioner Heiner, to approve the minutes from January 14, 2025. Motion carried unanimously.

Public Hearing

Chairman Cooper opened the public hearing at 6:01 p.m. for a zoning request by SKMT, LLC. The request is to change the existing C-4 zoning to R-2 zoning of a portion of properties located at the west end of Modern Ave as indicated by the exhibit presented by Kris Wolfe, Wunderlich Surveying and Engineering. Mr. Wolfe explained the proposed project to the board. Mr. Wolfe and Matt Montee, representing SKMT, LLC, were the only members of the public in attendance for this public hearing. With no additional input from the public, Commissioner Heiner made a motion, seconded by Commissioner Wessler, to close the public hearing at 6:04 p.m. Motion carried unanimously.

Chairman Cooper opened the public hearing at 6:05 p.m. for a conditional use permit requested by RMJ Properties. The conditional use permit is for a major subdivision located on Mesa Drive off

North and South Road. The property is zoned for residential use.

Kris Wolfe, Wunderlich Surveying and Engineering, and Matt Montee representing RMJ Properties were in attendance to present the project and answer questions from residents in attendance.

Shirley Summers, 122 Sangre De Cristo Drive, asked about what type of homes would be built along Mesa Drive. Mr. Montee explained that he intended to build 3 bedroom, 2 bath homes similar to what he built within Peach Tree Subdivision.

Tony and Mary Schwarm, 124 Cortez Drive, asked if the homes would have basements and approximate size of the homes. Mr. Montee stated that he had multiple home plans that he could build and that some are slab on grade and some have basements. He stated that the decision on the basement would be based on how the ground laid for a lot and buyers preferences. He also stated that he intends for the houses to be 1,400 sq. ft. and larger. Mr. Schwarm also asked about stormwater concerns that existed currently and how would an increase in home construction affect this. Mr. Wolfe explained that the existing detention basin had been designed for the entire development and how the peak runoff would work.

Beth Barton, 120 Cortez Drive, expressed concerns about if the street would be connected to the stub pointing south by her home, as she was not in favor of additional traffic in front of her home. Mr. Montee and Mr. Wolfe explained to her that they have no intention to extend or connect to this stub.

Gary Pruitt, 137 Cortez Drive, was concerned about the additional traffic and congestion caused by the additional driveways and potential street parking along the south side of Mesa Drive due to this proposed development. He stated

that the intersection of Mesa Drive and North and South Road is used as the bus stop for the area and many parents park two wide on the street to pick up their children after school and you have to drive around them now to get into the subdivision. With no additional input from the public, Commissioner Heiner made a motion, seconded by Commissioner Wessler, to close the public hearing at 6:28 p.m. Motion carried unanimously.

Subdivision Review

New Business

Commissioner Wessler, seconded by Commissioner Cuneio, made a motion to recommend approval to the Board of Aldermen for the rezoning request made by SKMT, LLC located at the west end of Modern Avenue from C-4 to R-2. Motion carried unanimously.

Commissioner Wessler, seconded by Commissioner Heiner, made a motion to forward a recommendation to the Board of Alderman to approve the conditional use permit requested by RMJ Properties for the construction of a major subdivision located on Mesa Drive along North and South Road. Motion carried unanimously.

Old Business

Communications and Visitor Comments

None

Planning and Zoning Commission Forum

None

Adjournment

With no further questions or comments, Commissioner Heiner made a motion, seconded by Commissioner Mastin, to adjourn. Motion carried unanimously. At 6:43 p.m. the meeting was adjourned.