

## Planning and Zoning Commission

October 15, 2015

At 7:01 p.m. Vice-Chairman Wessler called the meeting to order under provisions of Chapter 400 of City Code and Chapter 89 Revised Statutes of Missouri.

### Roll Call

John Cooper	Absent
James Cross	Present
Jim Eaton	Absent
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present
Tony Wessler	Present

Also present were Dan King and Toni Earl representing City staff.

### Approval of Minutes

Commissioner Cross made a motion, seconded by Commissioner Mastin to approve the minutes from September 8, 2015. Motion carried.

### Public Hearings

#### *Watkin Golf & Restaurant*

Watkin Golf & Restaurant (Sullivan Country Club) of 11 Country Club Drive is requesting a conditional use permit that would allow them to operate a golf course in a R-4 zoning district, and build a new building, on the property located at 11 Country Club Drive.

Dan King, Building Commissioner, addressed the Commission stating the purpose of the request. He advised the golf course is grandfathered in within the R-4 zoning district and is a non-conforming use. The approval of a conditional use permit would correct this situation and also allow them to build an additional building within their property. Golf courses are an allowable use in R-4 zoning with a conditional use permit.

Jan Busch, 60 Roanoke, addressed the Commission. She questioned why the golf course property was changed from Commercial to R-4 zoning. Members of the Commission addressed her concerns by stating that this was done back in the 1990's when the zoning map within the comprehensive plan for the City of Sullivan was amended throughout the City of Sullivan.

Robert Wessler, 76 East Street, addressed the Commission. He asked whether the conditional use permit followed the property or the current owner of the property. Building Commissioner King advised the conditional use permit would apply only to the

current owner of the property.

John Hewkin, 1402 AF Highway, addressed the Commission. He advised he is one of the current owners of the golf course. They are planning to expand their business to include a new building which would house a pro shop, simulators, snack shop and restrooms. They do not have final drawings at this time. They plan to locate this new building close to their existing buildings.

At 7:17 p.m., the public hearing was closed.

### Old Business-None

### Subdivision Review-None

### New Business

Commissioner Mastin made a motion, seconded by Commissioner Cross, to approve the conditional use permit for Watkin Golf & Restaurant to allow them to operate a golf course in a R-4 zoning district and build a new building on their property located at 11 Country Club Drive. Motion carried.

### Communications and Visitors' Comments

### Commission's Forum

### Adjournment

With no further questions or comments, Commissioner Cross made the motion, seconded by Commissioner Jones to adjourn. The motion carried unanimously. At 7:20 p.m. the meeting was adjourned.