

Minutes of Joint Work Session  
Flint Hill Planning and Zoning Commission  
Board of Aldermen  
Monday, September 17<sup>th</sup>, 2007 @ 6:00 p.m.  
Knight's of Columbus Lower Level

Members present and absent:

President Matt Hoven – present  
City Clerk Melissa Burton – present  
DJ Becker – present  
Paul Niggemeier – excused  
Dr. Austin Barrick – present  
John Klaric - present  
Dale Ballman – present  
Tony Rothermich – excused  
Leon Blattel – present  
Ted Lauer – present

Board of Aldermen:

Mayor Doug Wynn - present  
Alderman Roy Scott – present  
Alderman Chris Jacobsen – present  
Alderman Dave Schmidt - present  
Alderman Jackie Jackson - present

Members of the Public: Harold Kerr, Jeff Johnson, Scott Rovin, K&R Wholesale; Howard Bogart, Jim Peanick, and Jim Dunjacik, GBA.

1<sup>st</sup> Item: President Matt Hoven called the meeting to order. Roll call was taken. A copy of the written May 16<sup>th</sup>, 2007, minutes were mailed to the Planning and Zoning members in advance of the meeting. Matt Hoven asked if everyone had received copies of the May minutes. All had. There being no corrections Alderman Roy Scott made a motion to approve the minutes as written and was seconded by Austin Barrick. The city clerk reports 7 “yes” votes, zero “no” votes and zero “abstain” votes. The minutes for May 16<sup>th</sup>, 2007, stand approved.

2<sup>nd</sup> item: **Public Hearing** – Conditional Use Permit – K&R Wholesale

Jim Dunjacik, GBA, presented a draft ordinance regarding conditional use for outdoor storage. This bill will go before the Board of Aldermen for approval on September 19<sup>th</sup>, 2007. This ordinance would allow the Conditional Use Application to be submitted by K&R Wholesale. Austin Barrick offered a motion to recommend approval of the draft ordinance for the Condition Use Permit regarding Outdoor Storage to the Board of Aldermen. Ted Lauer seconded the motion. The city clerk records 8 “yes”, 0 “no”, and 0 “abstain.” Motion carried.

Harold Kerr introduced and explained the conditional use permit application. Outdoor storage is requested for K&R Wholesale to store composite decking, fencing, and railing. Alderman Scott made a motion to recommended approval of the Conditional Use permit pending the passing of the draft ordinance. Mr. Klaric seconded the motion. The city clerk reports 8 “yes,” 0 “no”, and 0 “abstain” votes. Motion carried.

3<sup>rd</sup> item: Site Plan – K&R Wholesale

Mr. Kerr explained the site plan. The current residence will be torn down for completion of the site plan. The site will not be re-zoned. It appeared all items were in order and in compliance with planning and zoning ordinances. Austin Barrick made a motion recommending approval of the site plan to the Board of Aldermen. Leon Blattel seconded the motion. The city clerk reports 8 “yes,” 0 “no”, and 0 “abstain” votes. Motion carried.

PUBLIC HEARING CLOSED

4<sup>th</sup> item: Knight of Columbus Parking Lot

The Knight's have requested a one year extension on the required paving of the parking lot due to financial reasons. Don Becker made a motion recommending approval of the one year extension. Ted Lauer seconded the motion. The city clerk reports 7 "yes," 0 "no", and 1 "abstain" votes. Motion carried.

5<sup>th</sup> item: Joint Work Session regarding Revising Comprehensive Plan

The current Comprehensive Plan was developed in 1999 and needs to be reviewed to ensure feasibility of the plan. Currently, the water service available to the City of Flint Hill is nearly at capacity. Another 40 single family home development would exhaust the water system. The current comprehensive plan recommends 2-3 more water towers in different areas of the city. The plan for the additional water towers is not feasible in the current situation and areas of development.

Mr. Dunjacik mentioned the City of Cottleville and the City of Dardenne Prairie have started a corridor plan with Dardenne Prairie having six layer zoning. Both cities are looking at live/work type zoning environments for growth. Mr. Dunjacik recommended contacting the Home Builders Association for their input regarding growth in the City of Flint Hill.

There being no further discussion, the Board of Aldermen and Planning & Zoning Commission decided to meet in a Joint Work Session on Monday, October 15<sup>th</sup>, 2007, at 6pm.

Alderman Scott made a motion to adjourn and was seconded by Leon Blattel. The city clerk reports 7 "yes" votes, zero "no" votes, and zero "abstain" votes. Motion carried. Meeting adjourned.

Respectfully submitted,

Melissa J. Burton  
Recording Secretary/City Clerk