

Planning Commission Minutes  
Regular Meeting – August 13th, 2015  
Peculiar City Hall, Council Chambers @ 7:00pm

**Present:** Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Mr. Tom Broadhurst, Alderman Matt Hammack, Mrs. Kimberly Mallinson, Mr. Greg Vincent and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

<b>Commissioner Antonides</b>	<b>Aye</b>
<b>Commissioner Broadhurst</b>	<b>Aye</b>
<b>Commissioner Dougherty</b>	<b>Aye</b>
<b>Commissioner Hammack</b>	<b>Aye</b>
<b>Commissioner Mallinson</b>	<b>Aye</b>
<b>Commissioner Vincent</b>	<b>Aye</b>
<b>Vacant Position</b>	

4. Consideration of the Minutes, July 9th, 2015. Chairman Dougherty asked if there were any corrections or additions to the minutes, none were presented. Chairman Dougherty asked for a Motion to accept the minutes as presented. Motion Made, Seconded & Passed (MMSP) (Alderman Hammack, 2<sup>nd</sup> by Mr. Vincent) to accept the Minutes as presented.

5. Consideration of the Agenda: Chairman Dougherty asked if there were any corrections or additions to the Agenda. Mr. McDonald stated the Agenda had been amended to address the Nomination & Election of a Vice Chairman as Mr. Conway had resigned; this change was posted in advance, there were no other changes or amendments to the Agenda. Chairman Dougherty asked for a Motion to accept the Agenda as amended; Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2<sup>nd</sup> by Mr. Vincent) to accept the Agenda as amended.

6. New Business:

a. WELCOME TO NEW PLANNING COMMISSIONER, MR. TOM BROADHURST. Mr. McDonald introduced Mr. Broadhurst to the Planning Commission and Chairman Dougherty and the Commissioners welcomed him aboard.

b. NOMINATIONS AND ELECTION OF PLANNING COMMISSION VICE-CHAIRMAN. Mr. McDonald stated this action was necessary due to the resignation of Mr. Conway. Chairman Dougherty opened the floor to nominations; Alderman Hammack nominated Commissioner Antonides for Vice-Chairman. No other nominations were presented. A Roll-call vote was held to elect Commissioner Antonides as the Planning Commission Vice-Chairman:

**Roll Call Vote:** Antonides; Abstain; Broadhurst Aye; Dougherty Aye;  
Hammack Aye; Mallinson Aye; Vincent Aye;

Commissioner Antonides duly elected as Vice-chairman.

c. DISCUSSION OF OATH OF OFFICE FOR PLANNING COMMISSIONERS. Alderman Hammack has proposed the Planning Commissioners take an Oath of Office in keeping with both the City Municipal Code and Missouri State Statute. There was nominal discussion, but everyone on the Commission was in favor of this action. Mr. McDonald stated this was only presented for information/discussion at this meeting and that the City Clerk, Janet Burlingame, could administer the Commissioner’s Oath of Office at the next meeting.

Motion Made, Seconded & Passed (MMSP) (Alderman Hammack, 2<sup>nd</sup> by Commissioner Mallinson) to have the Commission take the Oath of Office and sign the Oath at the next meeting, September 10<sup>th</sup>, 2015.

d. DISCUSSION OF COMPREHENSIVE PLAN UPDATE MATERIAL, PROPOSED 211<sup>TH</sup> STREET DESIGN OVERLAY DISTRICT AND TENTATIVE PUBLIC HEARING IN SEPTEMBER. Mr. Graham Smith, AICP, from Gould Evans presented the Comprehensive Plan Update material to the Commission and reviewed the new 211<sup>th</sup> Street Design Overlay District. The Commission had previously seen the material at their July 9<sup>th</sup> meeting, and also the July 21<sup>st</sup> Workshop with the Steering and Technical Committees, however changes recommended at that workshop were incorporated and reviewed with the Commission. Commissioner Antonides disliked the reference on page 14 of the update to provide access from J-Highway in alignment with White Oak Street. After discussion amongst the Commissioners it was decided to remove the entire paragraph which referenced White Oak Street on page 14. There was only nominal discussion on the rest of the updates, and the Planning Commission will hold their Public Hearing on this material on September 10<sup>th</sup>, 2015.

7. Old Business:

a. LOT SPLIT APPLICATION FOR PECULIAR HIGHLANDS TRACT I INTO TRACTS 1-A & 1-B. Mr. McDonald reviewed the Staff Report on the Lot Split Application submitted by Mr. Brian Carlson for Peculiar Highlands, Tract 1 into Tracts 1-A and 1-B. Mr. McDonald reminded the Commission they held the Public Hearing for this on July 9<sup>th</sup> where no one spoke against the application nor had any formal protests been received. In July the Commission was generally in favor of this application; however a signed Redevelopment Agreement between Mr. Carlson, Mr. Smith and the City had not been signed hence the Commission wanted to table further action until that Agreement was before them – a copy of the signed Agreement was presented in the folders for tonight’s meeting. No significant discussion was presented by the Commission on this issue. Chairman Dougherty called for a motion to approve the Lot Split Application. Motion Made, Seconded & Passed (MMSP) (Mr. Vincent, 2<sup>nd</sup> by Alderman Hammack) to recommend approval of the Lot Split Application submitted by Mr. Carlson.

b. **Roll Call Vote:** Antonides; Aye ; Broadhurst Aye ; Dougherty Aye ;  
Hammack Aye ; Mallinson Aye ; Vincent Aye ;

**Lot Split Application for Peculiar Highlands Tract I into Tracts 1-A & 1-B approved.**

8. Commissioner’s Comments: Mr. Antonides asked the status of changing Residential Parking which the Commission had worked on. Alderman Hammack stated that the Planning Commission “Tabled” that item at the July 9<sup>th</sup>, 2015 meeting until such time as it is brought back for further discussion by the Commission.

9. Next Meeting Date: Scheduled for Thursday, September 10th, 2015.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Vincent motioned to adjourn, seconded by Commissioner Mallinson, MMSP; Meeting adjourned at 7:55 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.