

PLANNING & ZONING

October 1, 2008

Meeting called to order at 7:30pm by Wilbur Skornia.

ROLL CALL: Roger Grob, Tommie Lowe, Craig McCormick, Annette Justus, Wilbur Skornia, Chuck Pierce, Richard Johnson, Bob Hudson, and John Neff

Visitors: Mike Yamnitz, Jim Hackstedt, and Linda Trest

Secretary Report: Richard Johnson made motion to accept Secretaries Report as read, Craig McCormick 2nd, passed.

Old Business:

This special meeting is being held to discuss "Cumulative Zoning."

Wilbur reminded everyone at the start of the discussion that on July 16, 2008, the board had voted unanimously to NOT change the zoning on Flottman Road to residential.

Jim Hackstedt feels that property should not be rezoned in the industrial park. Health and safety is a large issue. Besides huge amount of traffic, there is issues dealing with smells, noise, etc. At times his company and many others in the industrial park work 24/7.

Mike Yamnitz explained even though he has fences around his property, the safety issue is large when running a concrete business. When you have residential around a business, children are curious and will play where they shouldn't.

Roger Grob who was on P & Z from the beginning said there is a reason the Original P & Z Board made the Industrial Park. This is to keep these two inactivities separate for the exact reasons that Mr. Hackstedt and Mr. Yamnitz has voiced, "Health & Safety" issues.

Mr. Hackstedt explained that when he and other companies moved to the Gerald Industrial Park, they had gravel roads. With the correct P & Z ordiances, the city of Gerald received a grant so they were able to get new paved roads, bridge and curbing. The only way to receive these grants can be acquired is to have a Planning and Zoning Committee make and issue ordiances that are consistent with zoned area.

Richard Johnson made a motion: "To pass resolution stating that the unanimous vote on Cumulative Zoning be upheld and rezoning of old Stave Mill Property between Flottman Road and Industrial Drive NOT be changed to any other classification. Tommie Lowe second (2nd). Vote was taken and unanimously voted, eight (8) to (0).

Board members explained that without Planning and Zoning we are creating more problems. The city of Gerald, MO, needs these zones in order to keep growing.

Another issue is that if anyone that has questions about permits, these questions are to be turned over to JOHN NEFF PLANNING & ZONING ADMINISTRATOR. He has been hired to answer all permit questions. Mr. Neff knows what questions to ask and what permits are needed.

Public Hearing dates for explaining the IBC Codes have been set for:

October 29, 2008, City Hall, at 7:30pm

November 5, 2008, City Hall, at 2pm & 7:30pm

John Neff handed out Site Plan reviews. This is a guideline for the board when making decisions on zonings.

John Neff also had changes for the Planning & Zoning Informational Booklet. Craig McCormick will have those changes incorporated into the new booklet for the board to review at October 15, 2008 meeting.

Chuck Pierce made motion to adjourn meeting, Roger Grob 2nd, passed.

Next meeting will be held at 7:30pm on October 15, 2008.

Respectfully Submitted,

Annette Justus