

City Hall
PLANNING & ZONING

2-20-08

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

ROLL CALL: Wilbur Skornia, Bob Hudson, Annette Justus, Rich Johnson,
Greg Landwehr,

VISTORS: Mayor Otis Schulte, Linda Trest, John Neff, James Muir, and
Dan Maxwell

Minutes read and approved.

Wilbur made introductions: John Neff, of J Neff Inspections, James Muir,
and Dan Maxwell.

Wilbur started the meeting by explaining that Mr. Neff was here to help with
building codes. Mr. Neff will be setting up a booklet that will be handed out
to consumers that are wanting to build in the city limits of Gerald, Missouri.
When prospective builders come to city hall to turn in their plans, or to ask
questions about building, Sarah and/or Carmen can hand them a code book
with ALL information that the city will need, and copies needed. These
codes will be followed by everyone. NO exceptions.

Mr. Neff said he would have this information ready by the next meeting, (3-
19-08).

Mr. Neff also stated that if the P&Z would give him a list of our needs he
would prioritize the list.

Wilbur stated that this information has got to get out to the public, so people
will know that there will be rules and regulations to follow, and the need to
buy the correct permits.

Mr. Neff also mention that any plans that needed to be approved by the
P&Z would need to be at city hall prior to Wednesday before said meeting.
This is to get on the agenda and for Greg to look the plans over and make
sure all copies necessary and the plans are drawn correctly.

Dan Maxwell brought in plans for rezoning plot of land between Flottmann Road and Industrial Drive which is zoned I1. Mr. Maxwell would like for this plot to be zoned R1. Mr. Maxwell's drawings showed 3 phases. 1st phase showed that Mr. Maxwell will build 5-6 new homes. Phase 2 will house another 5-6 homes. 3rd phase has not been completed at this time.

Wilbur open the floor for discussion. Mr. Muir wanted to know where the industry would be if this section is rezoned.

Mayor Schulte explained that the chances of Gerald getting any type of industry was non existent. People are wanting to move out of the city to rural areas. With this, people are building homes (taxes and revenue for Gerald), children in our school system (more revenue), spending at our local stores (more taxes paid and revenue). We need people moving into our community. Mayor Schulte noted that revenue from these 30 homes will increase population, and spend money in town.

Mr. Maxwell asked if the P&Z would rezone:

North R1, East R1 & 2, separated by street from
I1 South, I1 West.

Richard Johnson made a motion to rezone above property from I1 to R1, Bob Hudson 2nd. Passed.

This rezoning now goes to the City Board for a Public Hearing. Also, public notice will have to be posted on above land.

Another request for rezoning was brought to city hall. Wilbur and Greg explained that the plans were incomplete and no action was taken.

Bob made motion to adjourn and Bob 2nd.

Next meeting will be held on March 19, 2008, at 7:30pm, at City Hall.

Submitted by,

Annette Justus