

City of Gerald Planning & Zoning

Meeting Minutes, Tuesday, April 2, 2024 at 7pm

The City of Gerald Planning & Zoning Commission convened Tuesday, April 2nd, 2024 at Gerald City Hall, 106 E Fitzgerald, Gerald MO. The meeting was called to order at 7:01pm by Chairman Linda Trest.

Members present were Linda Trest, Kelley Angell, Rudy Via, Otis Schulte, Tim Tirre and Terry Larson. City Inspector Phil Pilgram was also present.

Agenda Approval

Commissioner Via made the motion to approve the Agenda and was seconded by Commissioner Tirre. All voted to approve.

Visitors - None

Minutes

Minutes for the March 5th, 2024 meeting were reviewed. Commissioner Schulte made the motion to approve and was seconded by Commissioner Tirre. All voted to approve.

Report from Previous City Meeting – Linda Trest

Chairman Trest reported to the City that we are working on an ordinance for Bed & Breakfasts / Airbnb's. She stated that the City is still working on the city limits expansion. There is info available for viewing in our meeting room. There should be final approval within a few months.

Report by the City Inspector Phil Pilgram

Inspector Pilgram's reports were discussed and reviewed. Inspector Pilgram reported that the new gas station building is progressing smoothly. He has not heard an update on repairs at the Dolan building but an electrician was supposed to be working on it. The green house at 525 S Walnut St has been released by the fire department for the purposes of training but no news about it being torn down or boarded up. The green Hale building on Hwy 50 is supposed to be demolished but no time frame for that yet.

Old Business

Bed & Breakfast Discussion A copy of Hermann's ordinances were reviewed by the group.

Business License All units should be required to have a business license

Where are they allowed Short term rentals should be allowed in R2 and commercial zones. R1 & Industrial zones only with a conditional use permit

Parking Must have adequate off street parking

Inspections The City Inspector must inspect the properties twice yearly around Jan 1 and July 1. Notices to be sent out as a reminder. The inspection must be scheduled by the 15th of the month.

Quiet times/curfews Recommend renters adhere to City's noise ordinance.

Occupancy limits Commissioner Via to check on occupancy information and fire codes.

We also discussed the subject of pets. If the landlord allows pets, the current City regulations / ordinances must also be adhered to. We will review at the next meeting and hope to finalize our recommendations. Kathleen Foy and Carey Parker will be invited for their input as they are current operators and will be an open format for input.

New Business - None

Ongoing Projects (As Time Allowed)

Announcements None

Next Scheduled Meeting May 7th, 2024 at 7pm

Adjournment Motion to adjourn was made by Commissioner Angell at 7:58pm and seconded by Commissioner Tirre. All voted to adjourn.

