

**Festus Planning & Zoning Commission**  
**Meeting Minutes**  
**March 21, 2024**

**Members Present** – Bryant Allen, Mark Freiner, Patrick Henderson, Danny Lipina, Sam Ogle, Mayor Sam Richards, and Judy Williams were present.

**Members Not Present:** Roger Hurst, Christine Mudd, Jim Tinnin, Clarence Tucker

**Also Present:** Mark Harris, Jim Walker & Julie Armbruster

Danny Lipina called the meeting to order at 6:30 p.m.

Judy Williams made a motion to approve the minutes from the December 21, 2023, meeting as submitted, seconded by Mayor Sam Richards. All ayes, motion carried.

**Remarks of Visitors:**

None

**New Business**

**A. Rezoning (R-2 to B-2 Community Retail) – 509 Brothers Ave**

The applicant is seeking approval for a rezoning at 509 Brothers Ave. The property is currently zoned R-2 (Single Family). Surrounding properties are zoned B-2 to the east and south, and R-2 to the west and north. The location is currently unoccupied. It historically has been a Single Family Dwelling. Neighboring properties have been rezoned to B-2. 505 Brothers was rezoned from R-2 to B-2 in 2013. 501 Brothers was rezoned from R-2 to B-2 in 2010. Section 405.370 8. of the Festus Zoning Ordinance allows a “Gift Shop, artist supply store or art shop,..” unconditionally in B-2. All other building and zoning codes and ordinances will be met.

Adrienne Williams spoke briefly about her plans for the property.

Danny Lipina asked if the commission had any questions and for a motion.

Judy Williams made a motion to approve. Mark Freiner and Bryant Allen seconded, all ayes. Motion carried as submitted, will go to city council meeting on Monday, March 25, 2024.

**B. Introducing Code Adoption for the 2021/2020 ICC/NEC and Fee Structure**

Mark introduced the new codes for the board to review and research. The new adoption mirrors Arnold closely. We are not adopting the energy code. Hope to vote on adoption at the April 18, 2024 meeting. It would then go to council for a 1<sup>st</sup> reading, then a 3 month hold until the 2<sup>nd</sup> reading.

**Old Business**

None

**Citizens to be heard**

None

Danny made a motion to adjourn, seconded by Sam Ogle and Patrick Henderson. All ayes, motion carried. The meeting was adjourned at 6:40 p.m.