

Festus Planning & Zoning Commission
Meeting Minutes
June 20, 2024

Members Present – Bryant Allen, Patrick Henderson, Danny Lipina, Sam Ogle, Mayor Sam Richards, Larry Schmidt, Jim Tinnin, Clarence Tucker, and Judy Williams

Members Not Present: Mark Freiner

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 April 25, 2024 meeting as submitted, seconded by Sam Ogle. All ayes, motion carried.

Introduction of new Board Member, Larry Schmidt.

Christine Mudd has submitted her resignation.

Remarks of Visitors:

None

New Business

A. Rezoning (R-2 to R-3 one & two family) – 521 N 2nd

The applicant is seeking approval for a rezoning at 521 N 2nd for a new construction duplex. The property is currently zoned R-2 (single family). Surrounding properties are zones B-3 (downtown business) to the south, and R-2 (single family) to the east, north and west. The location is currently unoccupied. The applicant proposes to demo the existing structure and has submitted a conceptual plan they have built in other jurisdictions. R-3 zoning requires 9000' sq ft lot size. The existing lot is 8700' sq. A variance from Board of Adjustment for lot size and setback may be required.

Mark Harris gave a report to the board.

The board had a discussion regarding the existing structure and lot size. Mark advised that they would need to take it to the Board of Adjustment for variance. Patrick Henderson asked which road the duplex will face. Mark stated that it will face N 2nd St.

Michelle Heischmidt, representing the applicant, joined the meeting. Michelle stated that the current structure is unoccupied but has had issues with squatters. She also stated that they would like to move the house back a little to give room.

Sam Ogle asked how much each unit would lease for. Michelle stated that they are leasing for \$1650 each.

Judy Williams asked about parking. Discussion was had and conceptual drawing shows garage and driveway, but also on street parking is a possibility.

Kevin Porter lives at 515 N 2nd and stated that he lives next door, and the current structure is an eye sore and has been abandoned for 3 years. Expressed concerns about parking.

Roy Waymire lives at 514 N 3rd and expressed concerns about on street parking.

Mayor Sam Richards expressed concerns about the house placement and setbacks.

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

Mayor Sam Richards made a motion to approve. Sam Ogle seconded, roll call vote done. Bryant Allen – yes, Patrick Henderson – yes, Danny Lipina – yes, Sam Ogle – yes, Jim Tinnin – yes, Clarence Tucker – yes, Mayor Sam Richards – yes, Judy Williams – yes, Larry Schmidt – no.

Motion carried as submitted, will go to city council meeting on Monday, June 24, 2024.

Old Business

None

Citizens to be heard

None

Patrick Henderson made a motion to adjourn, seconded by Jim Tinnin. All ayes, motion carried. The meeting was adjourned at 6:48 p.m.