

Festus Planning & Zoning Commission
Meeting Minutes
August 15, 2024

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

Members Not Present: Mark Freiner, Larry Schmidt & Jim Tinnin

Also Present: Mark Harris & Jim Walker

Danny Lipina called the meeting to order at 6:32 p.m.

Patrick Henderson made a motion to approve the amended minutes from the June 20, 2024, meeting as submitted, seconded by Judy Williams. All ayes, motion carried.

Remarks of Visitors:

None

New Business

Mark Freiner Resignation – Thank you for your service

A. Conditional Use – 115 Brierton

The applicant is seeking approval for a conditional use permit at 115 Brierton Ln. The property is currently zoned B-3 (Downtown Business). The properties west & south are zoned B-3. The properties to the north are zoned R-4 (Multi-family). The property is occupied with a residential structure. Applicant is seeking a Conditional Use permit to operate a lodging home. The location is currently unoccupied. Lodging homes (boarding houses) are allowed as a conditional use in B-3 (downtown business). All other building and zoning codes would be met.

Mark Harris gave a report.

Chris Auchly, the applicant and representative for Sacred Heart Catholic Church, commented looking at multiple uses for this property. The property used to be the old convent and then rectory house. Currently a non-profit house that they would like to make into transitional housing with 10-12 single gender occupants. It would be supervised 24/7 and occupants would have to pay a minimal amount and there would be rules and background checks.

Mayor Sam asked if the adoration chapel would be closing. Chris Auchly stated that no, the chapel would not be closing, and they have separate utilities and entrances to the buildings.

Bryant Allen asked how long occupants would be there, how often they cycled in and out. Would it be members of our community? Chris Auchly said 6-9 months. Yes, from our community

Judy Williams asked for clarification that they would be local people. Chris Auchly said yes

Judy Williams asked if they were trying to rent it out first. Chris said they are trying to rent it out first for a business or family. Chris states would need remodeling to have HVAC throughout entire house. Currently has 6 bedrooms and 4 ½ bathrooms. Would be divided up and each room would have its own bathroom.

Judy Williams asked how occupants would be selected. Chris Auchly said there is a process through CC House and a contract would be signed with strict rules established.

Danny asked for clarification about daily use, and transportation. Chris Auchly said they must leave the property daily and if they do not work, they must use that time to apply for employment.

Bryant Allen had some concerns about the rules and loitering in the area. Chris Auchly reiterated that there would not be loitering allowed and a contract would be signed. If broken, they would be moved out.

Judy Williams asked Mayor Sam if we knew how many homeless, we have in the city. Mayor Sam stated no we do not but are aware of a few different areas with homeless populations. The city passed ordinance recently prohibiting camping on public property.

Judy Williams asked Chris Auchly about the timeframe and program. Chris Auchly reiterated the use of the program. Talked about resources for homeless in Jefferson County.

Mayor Sam spoke about how Festus Police Department handles homeless people.

Bryant Allen spoke about the need for housing for the homeless and this transitional housing.

Father Mike Boehm from Sacred Heart spoke about the program and others in the area trying to help the homeless.

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

Judy Williams made a motion to approve. Mayor Sam Richards seconded. Roll call vote done. Lipina – yes, Richards – yes, Allen – yes, Ogle – no, Patrick – yes, Williams – yes, Tucker – yes. Motion carried as submitted, will go to city council meeting on Monday, August 26, 2024.

Old Business

A. Adoption of 2021 Building Codes

Mark Harris gave a report. No board discussion.

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

Patrick Henderson made a motion to approve. Mayor Sam Richards seconded, all ayes. Motion carried as submitted, will go to city council meeting on Monday, August 26, 2024.

Citizens to be heard

None

Judy Williams made a motion to adjourn, seconded by Patrick Henderson. All ayes, motion carried. The meeting was adjourned at 6:37 p.m.