

Planning and Zoning Minutes

July 26, 2017

Members Present: Ron Courtois, Chairman, Kristopher Klaus, Randy Leible, Robynne Duvall, Doug Martin, Tim Baer, and Building Official/Zoning Administrator Angela Fields.

Chairman Ron Courtois opens meeting at 5:30 pm.

Discussion was held regarding the request for a Special Use Permit for the relocation of Prost Appraisal LLC to 1026 Chloe Street. Mr. Ryan Prost was present and stated to the commission that he would like to move his business to the home due to the proximity to St. Vincent school where his children attend. He also stated that he would not be seeing any customers on site, would not install and signage and traffic would not increase. Ms. Angela Meso, an adjoining neighbor, was present and was satisfied with the proposal. Kris Klaus presents a motion to approve the request. Motion is seconded by Randy Leible. The motion passes unanimously.

Discussion was held regarding the request to rezone property located north of Alma Ave along the proposed Montenet corridor. Steve Richardet and his brothers were asking to rezone part of the family property from its current R-2 to a C-2. Bill Richardet speaks on behalf of his brothers and is in favor of the rezoning and stated that they took the neighbors into consideration. He stated that they left a significant part of the R-2 area, that is adjacent to the neighbors on the southeast corner of the property for a buffer between the residential property and the proposed commercial C-2 property. After Bill finished speaking several adjoining property owners were interested in what types of businesses were allowed in a C-2. Zoning Administrator Angie Fields handed out the C-2 portion of the City of Perryville Ordinance book to the property owners. The property owner at 814 Big Springs was mostly concerned that the lack of green space between the proposed commercial development and his property would be insufficient to contain the additional runoff created by more roads and parking lots. He was not in favor of the rezoning. After an hour long discussion between the Richardet family and the adjacent property owners, all of the property owners were opposed to the rezoning due to the increased noise, traffic and potential devaluation of their property. The Richardet family took those concerns into consideration and decided to withdraw the application to rezone a portion of the property to a C-2. A consensus was taken by the family and further discussion was made between the property owners and the family. Adjoining property owners were in agreement that they would not be opposed to the property being rezoned an R-5 (General Residential). The Richardet family stated that they would reapply with a zoning request for an R-5. No motion was given on the subject.

Randy Leible presents a motion to approve the minutes of the June 28, 2017, meeting. Motion is seconded by Doug Martin. The motion passes unanimously.

There being no further business. Kris Klaus presents a motion to adjourn the meeting. Robynne Duvall seconds the motion. The motion carries unanimously, and the meeting is adjourned.

Angela Fields, Zoning Administrator