

**PLANNING AND ZONING COMMISSION  
AGENDA  
TUESDAY, FEBRUARY 26, 2019  
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
  - 1. Planning & Zoning Meeting – February 12, 2019**
- 4. PUBLIC HEARINGS:**
  - 1. PZ2019-02: Continuation of Public Hearing to consider an application for a Conditional Use Permit to conduct an automobile, marine and power sports sales and service operation at 2009 Osage Street W. Select Motors, Inc., applicant**
  - 2. PZ2019-03: Continuation of Public Hearing to consider an application for a Conditional Use Permit to conduct a used automobile sales lot at 302-304 Osage Street W. Kevin Hueffmeier, applicant**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
  - 1. PZ2019-02: Consideration of an application for a Conditional Use Permit to conduct an automobile, marine and power sports sales and service operation at 2009 Osage Street W. Select Motors, Inc., applicant.**
  - 2. PZ2019-03: Consideration of an application for a Conditional Use Permit to conduct a used automobile sales lot at 302-304 Osage Street W. Kevin Hueffmeier, applicant**
- 7. OLD BUSINESS:**

**8. COMMITTEE REPORTS:**

**A. BOARD OF ALDERMEN**

**B. BOARD OF ADJUSTMENT**

**9. OTHER BUSINESS:**

**10. ADJOURNMENT**

**This Meeting is Open To The Public**

**Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.**

**CITY OF PACIFIC  
RECORD OF PROCEEDINGS**

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**SPECIAL  
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE  
FEBRUARY 12, 2019**

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The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on February 12, 2019, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

**PRESENT**

Chairman Bruns  
Commissioner Miles  
Commissioner Koelling  
Commissioner Graham  
Commissioner Bates  
Commissioner Eversmeyer  
Commissioner Brocato

**ABSENT**

Alderman Rahn  
Commissioner Smith

Shawn Seymour and Rae Cowsert were also in attendance.

**APPROVAL OF MINUTES**

**A. Planning & Zoning Meeting – January 29, 2019**

A motion was made by Commissioner Brocato and seconded by Commissioner Graham to approve the minutes. A voice vote was taken and the motion was approved 7-0.

**PUBLIC HEARINGS:**

1. **PZ2019-02: A Public Hearing to consider an application for a Conditional Use Permit to conduct an automobile, marine and power sports sales and service operation at 2009 Osage Street W. Select Motors, Inc., applicant**

Chairman Bruns introduced and opened the public hearing and asked if it was posted. Mrs. Cowser stated it was posted. Chairman Bruns asked City Mr. Shawn Seymour for the staff report. Mr. Seymour presented the staff report to the Commission. The staff recommends approval for this Conditional Use. Mr. Seymour stated there would have to be a Commercial Occupancy done on the property as well before they could open for business. Mr. Seymour stated the applicant has been in touch with Administrator Roth and requested the public hearing be continued until the next meeting. Chairman Bruns asked if the applicant was present and Cameron Lueken stated he was there representing the applicant. Commissioner Brocato asked if the applicant was planning on bringing all of the cars from his present location to this new site. Mr. Lueken was not sure of the answer. He stated he does plan to fence in the area on the east side of the building. Mr. Lueken stated he plans to sell Ranger Tugs at this new location. Commissioner Bates asked if the applicant was purchasing the property. Mr. Lueken stated he is in contract negotiations with the owner to purchase the property. Commissioner Bates stated he does not want a fenced in area that looks like a junk yard. Commissioner Miles asked where the repairs would be done. Mr. Lueken stated his understanding is that the repairs would be done in the back of the building. The back would be detailing and repair with warehouse in the middle and offices in the front. Chairman Bruns asked if there was anyone else wishing to speak on this matter. There being no other comments or questions at this time, Chairman Bruns asked for a motion to continue this public hearing until the next meeting. A motion was made by Commissioner Eversmeyer and seconded by Commissioner Brocato to continue the public hearing. A vote was taken with the following results: Ayes, Commissioner Miles, Commissioner Koelling, Commissioner Brocato, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Chairman Bruns; Nays, none. The public hearing will be continued to the meeting on February 26, 2019.

**2. PZ2019-03: A Public Hearing to consider an application for a Conditional Use Permit to conduct a used automobile sales lot at 302-304 Osage Street W. Kevin Hueffmeier, applicant.**

Chairman Bruns introduced and opened the public hearing and asked if it was posted. Mrs. Cowser stated yes it was posted. Chairman Bruns asked Mr. Shawn Seymour for the staff report. Mr. Seymour presented the staff report and stated this property has been used as a car lot in the past. The staff recommends approval for this Conditional Use. Chairman Bruns asked about the back of the building due to the ground dropping off. She stated it should be part of the Commercial Occupancy to make sure the soil is stable. Chairman Bruns asked if the applicant was present. Mr. Kevin Hueffmeier was present to answer any other questions. He stated he plans to use the bay in the building to clean and freshen up the cars. Repairs would be done somewhere else. Mr. James Vis was also present and stated he did a lot of work on the back and poured concrete to make sure the building is secure. He stated he has all of the receipts from the work he did. Chairman Bruns stated she would like to see a site plan for the business. She also stated she would like the lot to be resurfaced. Commissioner Miles asked if the motor home behind the fence would be staying. Mr. Vis stated he has the motor home for sale but that it would be moved. Commissioner Bates stated he agreed with the lot being resurfaced and would like the property to be a compliment to Adam's Garden. Commissioner Eversmeyer stated there should be no derelict vehicles behind the fence. Commissioner Koelling wanted to make sure that the receipts for the work would not take the place of the inspection. Mr. Seymour stated there would still be an inspection done for occupancy. Chairman Bruns asked Mr. Hueffmeier if he would have a problem if this hearing

was also continued until the next meeting. Chairman Bruns stating the reason is so they can present a site plan to the Commission for the business. Mr. Huffmeier stated he was fine with that and would work on the site plan. Chairman Bruns asked for a motion to continue the hearing. A motion was made by Commissioner Eversmeyer and seconded by Commissioner Graham to continue the public hearing until the next meeting. A vote was taken with the following results: Ayes, Commissioner Miles, Commissioner Koelling, Commissioner Brocato, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Chairman Bruns; Nays, none. The motion was approved and the public hearing will be continued until February 26, 2019.

### **SPEAKER CARDS**

None

### **NEW BUSINESS:**

1. **PZ2019-02: Consideration of an application for a Conditional Use Permit to conduct an automobile, marine and power sports sales and service operation at 2009 Osage Street W. Select Motors, Inc., applicant**
  
2. **PZ2019-03: Consideration of an application for a Conditional Use Permit to conduct a used automobile sales lot at 302-304 Osage Street W. Kevin Hueffmeier, applicant.**

### **OLD BUSINESS**

None

### **COMMITTEE REPORTS**

#### **A. Board of Aldermen**

Alderman Rahn was not in attendance to report.

#### **B. Board of Adjustment**

Mrs. Cowsert stated the Board of Adjustment Commission approved the Variance request for North Second Street and West Park Street. The Commission continued the decision on the Marty Heck property. A meeting date is trying to be set.

## **OTHER BUSINESS**

None

## **ADJOURNMENT**

There being no further discussions, Chairman Bruns asked for a motion to adjourn. A motion was made by Commissioner Bates and seconded by Commissioner Miles. A voice vote was taken and the meeting was adjourned at 7:51 p.m.

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**Jerry Eversmeyer, Secretary**

PZ2019-02

Receipt #:  
Tax ID#

**City of Pacific**  
**Application for Conditional Use Permit**

<b>Date of Application</b>	01-21-2019
<b>Address for Which Conditional Use Permit is Being Sought:</b>	2009 W. OSAGE STREET
<b>Applicant Name</b>	SELECT MOTORS INC
<b>Mailing Address</b>	2993 HWY. 100, VILLA RIDGE, MO 63089
<b>Contact Phone</b>	636-262-6566
<b>Email address</b>	SELECTJEFF@AOL.COM
<b>Website (if applicable)</b>	
<b>Applicant interest in the property</b>	OWNER BY CONTRACT
<b>Name of Legal Owner</b>	WALLIS OIL COMPANY
<b>Mailing Address</b>	106 EAST WASHINGTON, CUBA, MO 65453
<b>Contact Phone</b>	
<b>Email address</b>	
<b>Website (if applicable)</b>	
<b>Current Property Use</b>	PREVIOUSLY A BOWLING ALLEY, CURRENTLY A STORAGE AREA
<b>Proposed Property Use</b>	PROPOSED SALES, SERVICE, RENTAL, LEASING, AND FINANCE FOR AUTO, MARINE, AND POWER SPORTS.
<b>The following factors justify this Conditional Use Permit request: (Attach additional information if necessary)</b>	THE SITE IS CURRENTLY ZONED C2 THE SITE IS SHOWN COMMERCIAL ON THE FUTURE LAND USE MAP THE EXISTING BUILDING WILL BE REUSED - JUST REMODELED THE EXISTING PARKING AREA WILL BE REUSED - JUST OVERLAYED

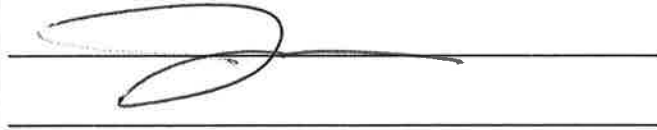
PAID  
City of Pacific  
JAN 22 2019  
Building Safety/Planning  
Code Enforcement  
Animal Control

**The application will not be complete unless it is accompanied by the following items:**

1. Required filing fee of \$350. Paid? Yes No
2. All required applicant signatures, including signature of current property owner
3. Sketch Plan of the proposed building, site development and layout, and other items as requested by the City
4. Certified mail notice to all property owners within 185 feet of the subject property. City will prepare the mailing for applicant; applicant to mail letters at applicant expense.

**Applicant signature(s)**

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.



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**Property Owner signature(s)**

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.

*Mark Jordan*

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VP, Facilities - Wallis Companies

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**Zoning officer certification**

**Current zoning district:**

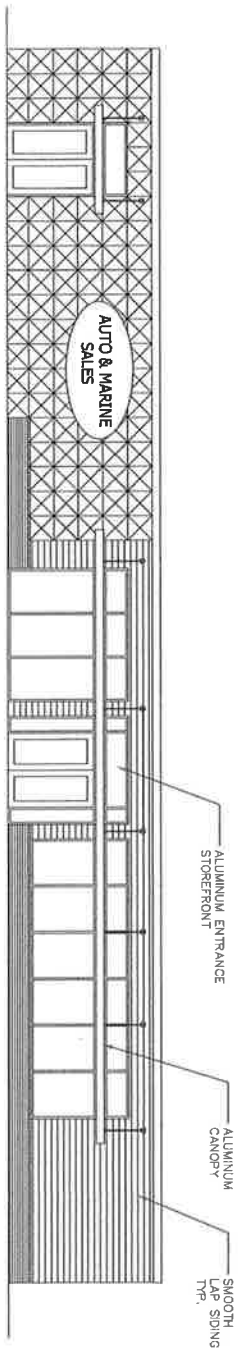
**Applicable Municipal Code Provision(s):**

**Notes:**

The undersigned Zoning Officer hereby certifies that the application is substantially complete and a Public Hearing has been set for \_\_\_\_\_ (date) before the City of Pacific Planning and Zoning Commission.

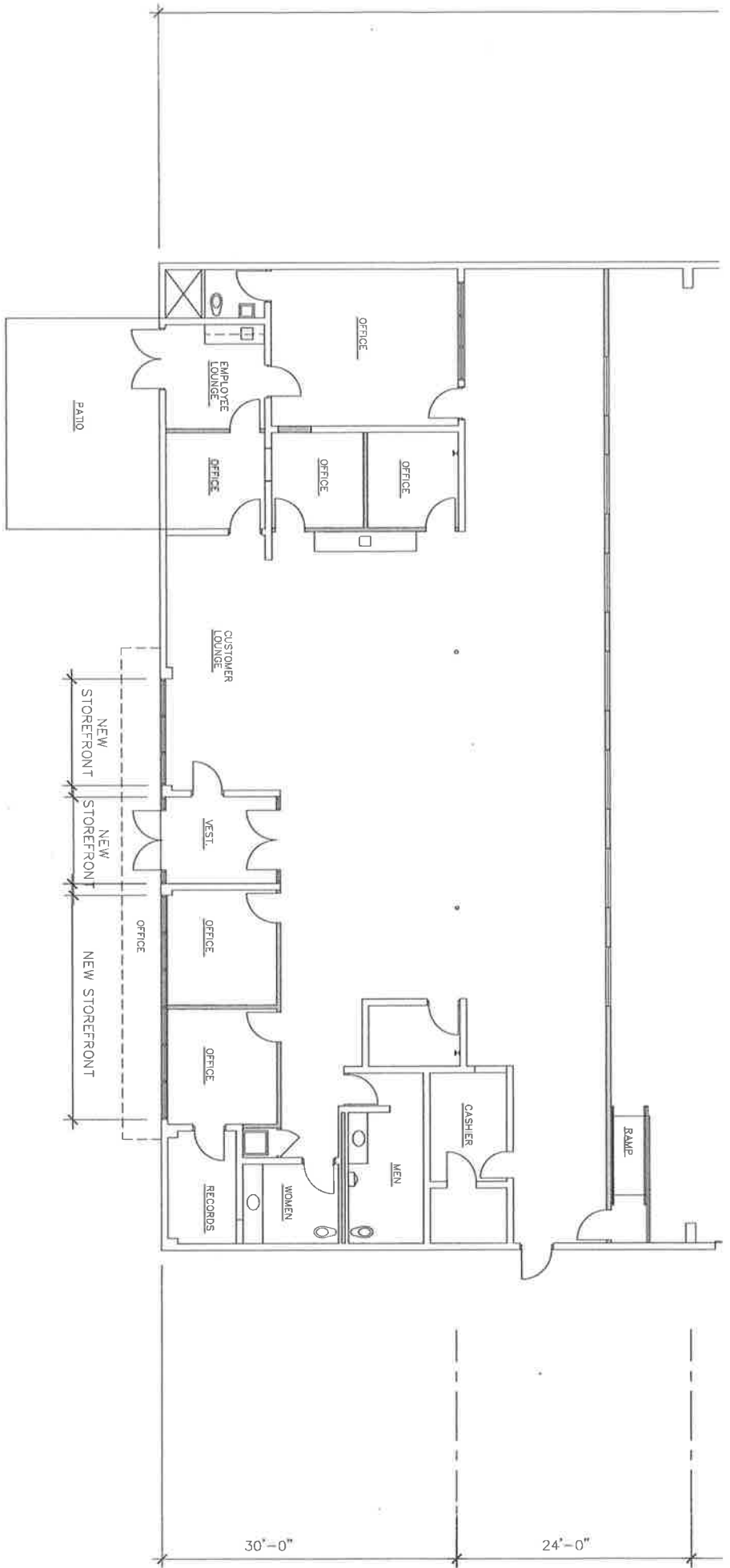
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FRONT ELEVATION

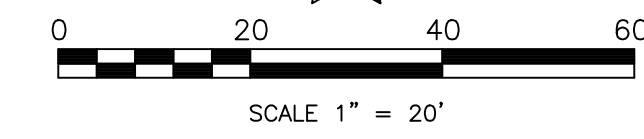
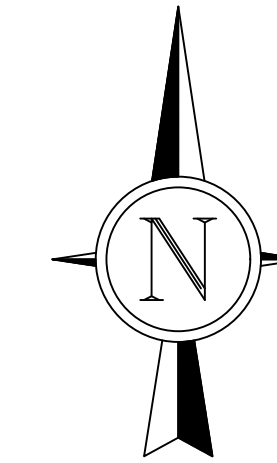
PROPOSED FLOOR PLAN



30'-0"

24'-0"

# SELECT MOTORS SKETCH PLAN



### GENERAL NOTES

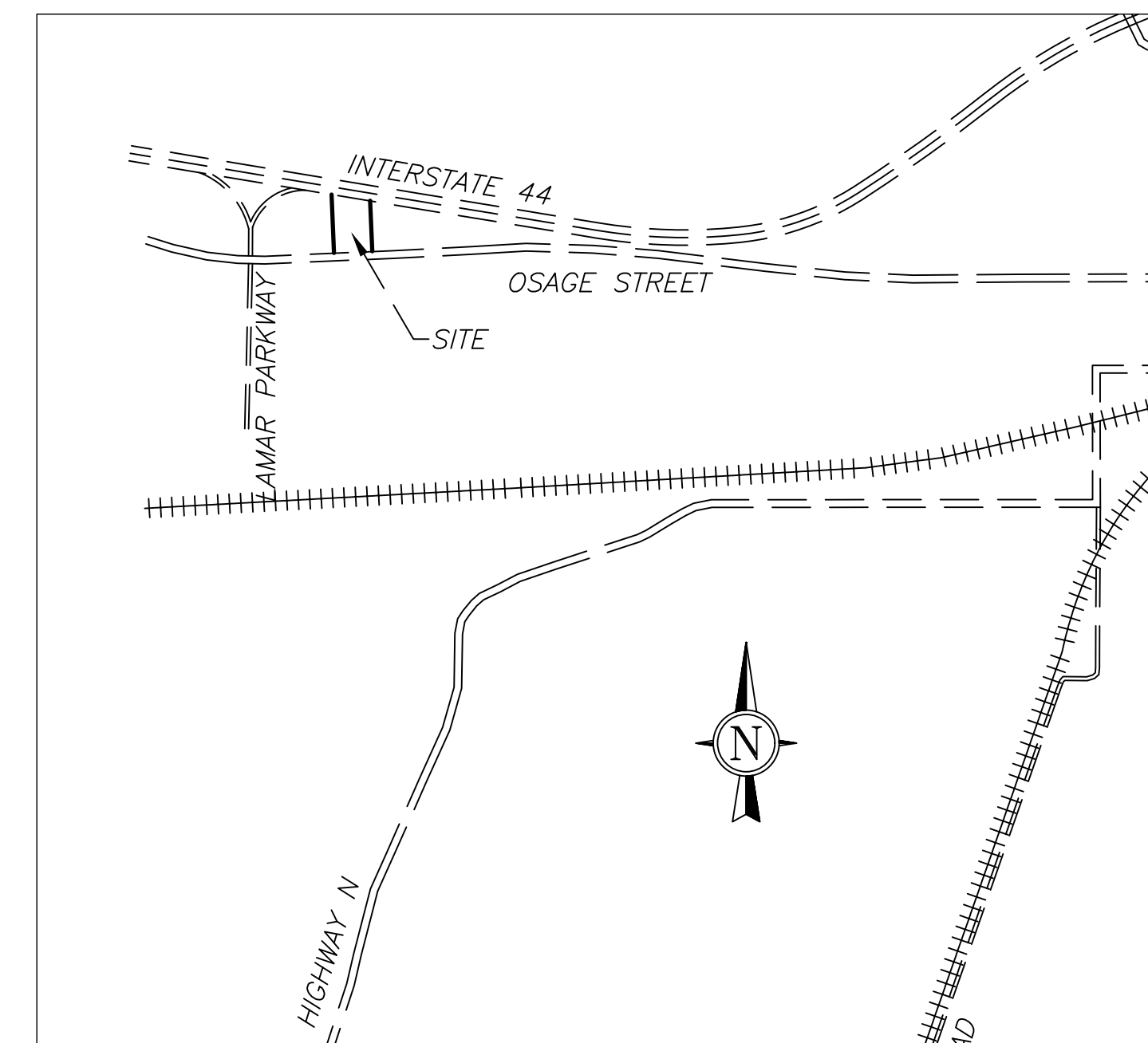
- Owner/Developer:** SELECT MOTORS  
 2993 HWY. 100  
 VILLA RIDGE, MO 63089  
 (636) 262-6566  
**Surveyor/Engineer:** Wunderlich Surveying & Engineering, Inc.  
 512 East Main St.  
 Union, MO 63084  
 (636) 583-8400
- Site:** 2009 WEST OSAGE STREET  
 Total acreage in development is 1.72 acres.  
 Site is currently zoned C-2  
 Building Setbacks: Front = 15-50 feet  
 Side = 10 feet  
 Rear = 10 feet  
 Existing Building Size Single Story = 15,000 SF  
 Proposed Building Use = Office/Warehouse/Service  
 Proposed Parking Spaces = 6 spaces  
 Spaces based on office space of 3 per 1000 SF  
 and warehouse service for number of employees  
 Building is connected to City of Pacific's waterline  
 and sewerline.  
 Total Lot Area = 1.72 Acres  
 Existing Building and Pavement = 1.24 Acres
- No subsurface exploration was undertaken.

### UTILITIES:

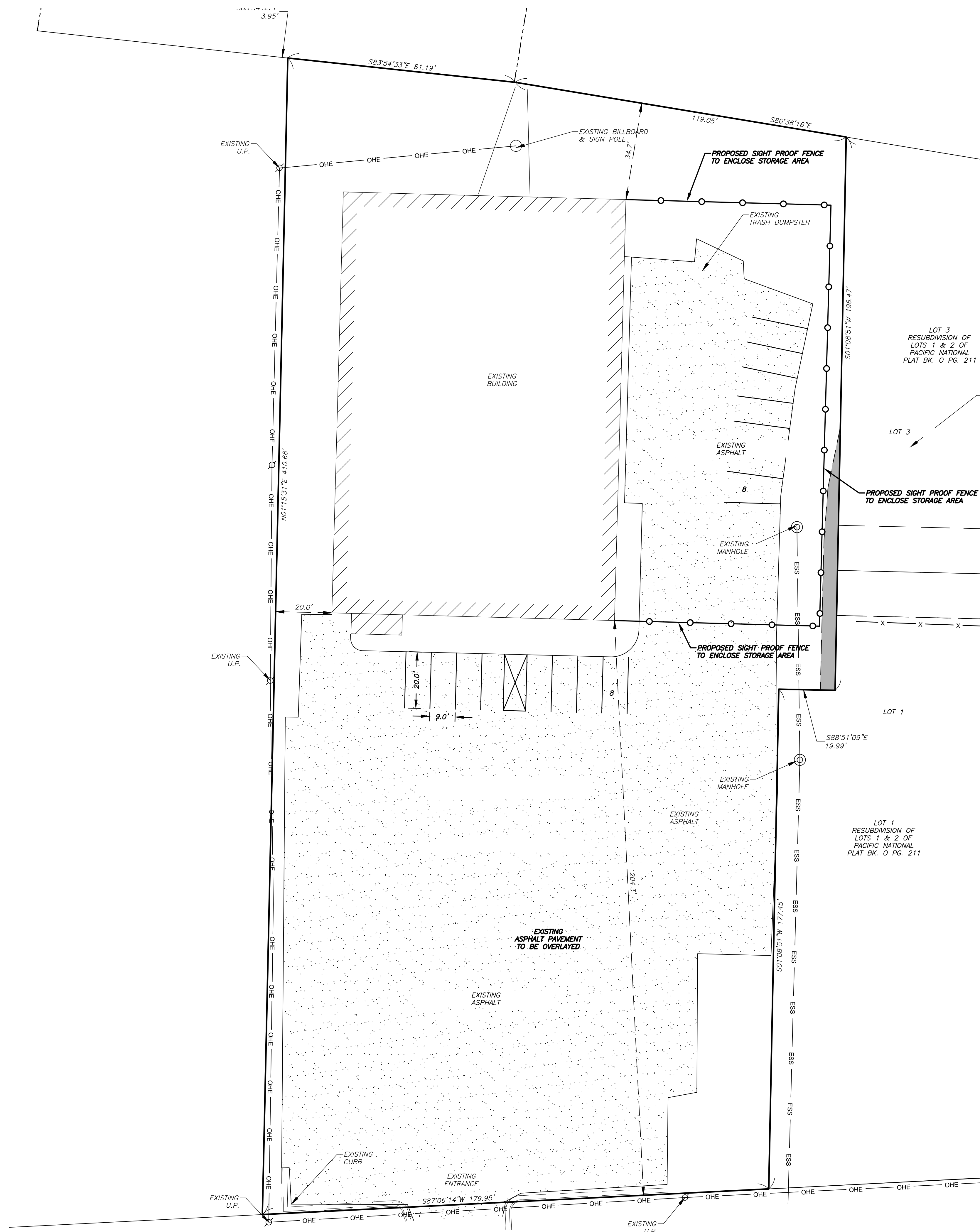
ELECTRIC: AMEREN UE  
 GAS: MISSOURI NATURAL GAS COMPANY  
 SEWER: CITY OF PACIFIC, MO  
 TELEPHONE: AT&T  
 WATER: CITY OF PACIFIC, MO  
 UTILITY LOCATE: 1-800-DIG-RITE  
 (344-7483)

### 100-YEAR FLOOD PLAIN:

This site is Zone "X", as per Flood Insurance Rate  
 Map, Community Panel No. 29071C 0335 D, effective date October 18, 2011  
 as prepared for FEMA, Federal Emergency Management Agency.



	= FOUND MONUMENT
	= SET 1/2" IRON ROD UNLESS NOTED
	= RECORDED DISTANCE PER SUBD. PLAT
	= MEASURED DISTANCE
	= DEEDED DISTANCE
	= EXISTING SANITARY SEWER LINE
	= PROPOSED SANITARY SEWER LINE
	= OVERHEAD ELECTRIC
	= UNDERGROUND ELECTRIC
	= GAS LINE
	= EXISTING TELECOMMUNICATIONS LINE
	= EXISTING WATER LINE
	= PROPOSED WATER LINE
	= STORM SEWER
	= EXISTING FENCE LINE
	= FORCE MAIN
	= PIPE LINE
	= GUY ANCHOR
	= TELEPHONE BOX
	= TEMPORARY BENCHMARK
	= SIGN
	= UTILITY POLE(U.P.)
	= WATER VALVE
	= LIGHT POLE
	= GAS VALVE
	= WATER METER
	= FIRE HYDRANT
	= GRATED INLET/YARD DRAIN
	= SINGLE CURB INLET(CI)
	= DOUBLE CURB INLET(DCI)
	= AREA INLET(AI)
	= STORMWATER JUNCTION BOX(LB)
	= STORMWATER DRAINAGE DIRECTION
	= HANDICAPPED PARKING SPACE
	= TRAFFIC FLOW DIRECTION
	= EXISTING SANITARY MANHOLE(MH)
	= STREET LIGHT
	= EXISTING ASPHALT PAVEMENT (TO BE OVERLAIED)



**WUNDERLICH SURVEYING & ENGINEERING INC.**  
 512 EAST MAIN STREET  
 UNION, MO 63084 (636) 583-8400  
 WSETEAM.COM  
 MISSOURI STATE CERTIFICATE OF AUTHORITY:  
 CIVIL ENGINEERING-001086  
 LAND SURVEYING-002553

**SKETCH PLAN  
SELECT MOTORS**  
 A TRACT OF LAND BEING PART OF SECTION 11,  
 TOWNSHIP 43 NORTH, RANGE 2 EAST OF THE 5TH  
 P.M. IN FRANKLIN COUNTY, MO

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Kristopher H. Wolfe,  
 P.E. -2008019619  
 P.E. for Wunderlich Surveying  
 & Engineering, Inc.  
 THIS SEAL IS FOR DESIGN  
 ONLY AND NOT CONSTRUCTION  
 INSPECTION OR STAKING OUT  
 OF IMPROVEMENTS

SCALE: 1"=20'  
 JOB: 7131-1  
 DATE: 02-2019  
 DWN. BY: KW  
 SC: SC  
 REV: REVISION  
 REV: REVISION1  
 SHEET

**C1.1**

PZ2019-03

Receipt #:  
Tax ID#

**City of Pacific  
Application for Conditional Use Permit**

Date of Application	1-20-2019
Address for Which Conditional Use Permit is Being Sought:	302 and 304 W. Osage
Applicant Name	Kevin C. Hultmaier
Mailing Address	21 E. East Osage Eureka Mo. 63025
Contact Phone	636 633-9319
Email address	Hultmaier1@yahoo.com
Website (if applicable)	
Applicant interest in the property	Open a used car lot.
Name of Legal Owner	Kim Pogue
Mailing Address	5915 Golden Pond Villa Ridge MO 63089
Contact Phone	636 259-9070
Email address	none
Website (if applicable)	
Current Property Use	Vacant
Proposed Property Use	operate used car sales business
The following factors justify this Conditional Use Permit request: (Attach additional information if necessary)	


PAID  
City of Pacific  
JAN 22 2019  
Building Safety/Planning  
Code Enforcement  
Animal Control

**The application will not be complete unless it is accompanied by the following items:**

1. Required filing fee of \$350. Paid? Yes No
2. All required applicant signatures, including signature of current property owner
3. Sketch Plan of the proposed building, site development and layout, and other items as requested by the City
4. Certified mail notice to all property owners within 185 feet of the subject property. City will prepare the mailing for applicant; applicant to mail letters at applicant expense.


**Applicant signature(s)**

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\_\_\_\_\_

**Property Owner signature(s)**

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\_\_\_\_\_  
\_\_\_\_\_

**Zoning officer certification**

**Current zoning district:**

**Applicable Municipal Code Provision(s):**

**Notes:**

The undersigned Zoning Officer hereby certifies that the application is substantially complete and a Public Hearing has been set for \_\_\_\_\_ (date) before the City of Pacific Planning and Zoning Commission.

\_\_\_\_\_