

**CITY OF PACIFIC
RECORD OF PROCEEDINGS**

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
AT PACIFIC CITY HALL, 300 Hoven Drive Pacific, MO 63069
May 10th, 2022**

Call to order: The meeting of the Planning & Zoning Commission was called to order by Chairman Bruns at 7:00PM on Tuesday May 10th, 2022.

Before Roll Call was taken Mayor Filley swore in new Planning & Zoning's newly appointed Commissioner Steve Flannery

Roll Call: Those present at Roll Call: Chairman Linda Bruns, Commissioner Rafael Madrigal, Commissioner Donna Brocato, Commissioner Thomas Miles, Commissioner Gary Koelling, Commissioner Jerry Eversmeyer, Commissioner Steve Flannery, Commissioner Mike Bates,

Not Present: Commissioner Graham

Other city officials Present: City Administrator Roth, Community Dev Director Myers, Community Dev Clerk Fodge

Approval of Minutes: Motion was made by Commissioner Eversmeyer, seconded by Commissioner Miles, to approve the minutes from March 22nd, 2022. A voice vote was taken with an affirmative result.

- 1. Public Hearing: PZ 2022-3: 319 West St. Louis Street, Conditional Use Permit, Jason Clark, applicant. A public hearing to consider an application for a Conditional Use Permit (CUP) at 319 West St. Louis Street, Pacific, MO 63069 (Franklin County Parcel # 19-1-12.0-4-003-027.000). The applicant is proposing to convert the first floor of the existing residence into a small wine tasting and meeting space with outdoor seating. The property is currently zoned "C-1" Downtown Commercial District. Such uses are not specifically permitted in this zoning district. Jason Clark, applicant.**

Chairman Bruns opened the public hearing and read into record. Chairman Bruns then asked Director Myers to read the staff report. Director Myers read from the staff report found in this packet. Director Myers explained that the applicant would like to turn this once blighted home into a winery. He feels it's the city's best interest for this property to be revitalized. It will give the city of Pacific another option for entertainment. Myers stated that the amount of people that come to wineries are in the millions each year, knowing that statistic this would be a great way to bring many new people to Pacific. Director Myers stated this type of business fits right in place with our comprehensive plan. The board had some discussions about parking. Director Myers also recommends that there should be 2 spots of parking for employees. Myers also finds that this needs to be ADA complaint. Chairman Bruns then asked if the applicant would like to speak.

Jason Clark 135 Rockwood Place Court Eureka MO: Mr. Clark Feels this would be an asset to the community. Applicant's wife is a teacher and when she's off during the summer she likes to travel to a winery with her friends and enjoy the festivities. Currently the only winery that is close to Pacific, is over an hour away in Augusta MO. Mr. Clark believes people would come to from all around the surrounding area instead of going much farther to other options. The applicant believes this not only would this be great for the City of Pacific, but other businesses located in downtown Pacific would reap benefits of more customers. Commissioner Bruns asked his plans for any outdoor seating. Applicant Clark stated the property consists of 3 lots which he plans to have a tent or some kind of covered pavilion where he can put a fire pit, or an outdoor seating area. He plans on having quite a few seating arrangements throughout the property. One of the lots has a place where he would like to bring in food trucks if possible. Applicant originally bought the house to restore and sell. He's now wanting to bring the house back to the original detail and craftsmanship. Planning to invest money not only on the inside but also outside. Applicant has a few ideas with selling some merchandise inside for people to take home. Main structure will be a pavilion outside. Leaving most of the outside up to the designing company that's been hired to design the outside. Wanting to put the ADA accessible parking in the back. Chairman Bruns asked about a ramp for the ADA compliance. Steve Myers stated that he recommends that there be a ramp. Commissioner Koeller asked about parking availability and how busy does he plan to be. Applicant stated there are 14 spaces with 4 in the back. He figures with the parking available it should be around 20 people fitting under the pavilion or outside area. Commissioner Bates asked about limits on outside music. The board members all discussed a fair time for live music to stop for sound disturbances. Board also wanted to know what the applicant plans were for parking. Applicant stated he doesn't have anything set in stone currently but plans on getting that all configured soon. Administrator Roth read aloud the hours for live music that was instated for other businesses with outdoor music. Music is to not be later than 10pm on weekdays and no later then 12am midnight on weekends. Commissioner Brocato asked about ADA parking on the street. Admin Roth explained that once the commercial permit is applied for, parking would be assessed and determined at that time. Commissioner Bruns requested some clarification on the staff report. Commissioner Eversmeyer asked what type of fencing the applicant was going to use. The applicant stated he has plans for a privacy fence in addition to a front fence. Board members asked if he was focusing on Missouri wines only. The applicant explained he's doing Missouri wines but also other wines that some customers wouldn't normally get to try. Commissioner Bruns asked about the church across the street being a conflict. Director Myers stated that the code calls for a distance of 100' the proposed winery is actually 130' away. Commissioner Flannery asked about how the wine will be consumed and sold. Applicant said they will sell by the bottle and by the glass. Board members discussed the alleyway and who would be responsible for paving the gravel alley. Admin Roth stated it falls on the Developer or applicant. Chairman Bruns asked about the due east property from the applicant having a non-conforming fence, and what was being done about this. Director Myers stated that code enforcement is aware and they are currently working on it.

With no more speakers or questions Chairman Bruns closed the public hearing.

- PZ 2022-4: 211 S. Third Street, Conditional Use Permit, Sam Dean, applicant. A public hearing to consider an application for a Conditional Use Permit (CUP) at 211 South Third Street, Pacific, MO 63069 (Franklin County Parcel # 19-1-12.0-4-003-074.000). The applicant is proposing to operate an auto cleaning and detailing business at the site. The property is currently zoned “C-1” Downtown Commercial District. Under Section 400.120 of the City of Pacific’s Municipal Code, such use is listed as requiring a conditional use permit. Sam Dean, applicant.**

Chairman Bruns opened up the Public Hearing and read it into record. Chairman Bruns then asked for the staff report. Director Myers read from the staff report (found in this packet.) Myers explained that the applicant has already been through the Planning & Zoning process and was approved. However, the applicants previous address did not pan out. Director Myers explained that this building was already used for a classic auto repair & storage previously by the old owner so this property works perfectly for the proposed usage. The staff finds this to be in conformant and recommends approval for a second time. Chairman Bruns asked if parking was to be allowed on the street like previous owner’s in the past. Director Myers stated that there could be a possibility to park there. Chairman Bruns then asked if the applicant would like to speak.

Sam Dean Applicant 251 Northwoods Drive: Applicant stated that the maximum number of cars that he could do in one day is 4 on the weekday while the maximum amount he could do on the weekend would be 8. Applicant has more than enough room in the building to park all 8 cars so there won’t be any issues with parking or storing of cars. Chairman Bruns asked the applicant if he planned on residing in the building, since his previous CUP had him residing in the building. Mr. Dean stated he will not be residing in this building and would only be operating the business. Applicant changed building in order to open up this summer. Previous building needed quite a few items fixed before being move in ready. Commissioner Bates asked the applicant if he’s going to be the only person working or will he hire other employees. Applicant stated he already has a few employees currently with plans to add more as time goes on. Applicant has plans to operate this business year-round since he has so much space. Chairman Bruns asked for any other comments. There being none, the public hearing was closed.

Speaker Cards: None

New Business

- PZ 2022-3: 319 West St. Louis Street, Conditional Use Permit, Jason Clark, applicant. A public hearing to consider an application for a Conditional Use Permit (CUP) at 319 West St. Louis Street, Pacific, MO 63069 (Franklin County Parcel # 19-1-12.0-4-003-027.000). The applicant is proposing to convert the first floor of the existing residence into a small wine tasting and meeting space with outdoor seating. The property is currently zoned “C-1” Downtown Commercial District. Such uses are not specifically permitted in this zoning district. Jason Clark, applicant**

A motion was made by Commissioner Bates to approve with hours of operations per discussed. No music past 10pm on weekdays & 12am on Friday & Saturday. Seconded by Alderman Eversmeyer. A voice vote was taken with the following results Aye-8 Nays-0. Motion approved and will be presented to the Board of Alderman on Tuesday May 17th 2022.

2. **PZ 2022-4: 211 S. Third Street, Conditional Use Permit, Sam Dean, applicant.** A public hearing to consider an application for a Conditional Use Permit (CUP) at 211 South Third Street, Pacific, MO 63069 (Franklin County Parcel # 19-1-12.0-4-003-074.000). The applicant is proposing to operate an auto cleaning and detailing business at the site. The property is currently zoned “C-1” Downtown Commercial District. Under Section 400.120 of the City of Pacific’s Municipal Code, such use is listed as requiring a conditional use permit. Sam Dean, applicant.

A motion was made by Alderman Eversmeyer per staff report. Seconded by Madrigal. A voice vote was taken with the following results Aye-8 Nays-0. Motion approved and will be presented to the Board of Alderman on Tuesday May 17th 2022.

Old Business: None

Committee Reports

Board of Alderman: None

Board of Adjustment: House on the next variance docket requesting variance.

City Administrator: No planning & zoning meeting for next time.

Before adjournment a discussion was brought up by Commissioner Flannery about the rezoning of our zoning map in the City of Pacific. Admin Roth stated it’s being discussed in the upcoming budget.

Adjournment: There being no further discussions, **Chairman Bruns** asked for a motion to adjourn. A motion was made by Alderman Eversmeyer and seconded by Commissioner Madrigal. A voice vote was taken and approved 8-0 the meeting was adjourned at 8:05 p.m.