

**PLANNING AND ZONING COMMISSION  
AGENDA  
TUESDAY, JUNE 23, 2020  
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
  - 1. Planning & Zoning Meeting – June 9, 2020**
- 4. PUBLIC HEARINGS:**
  - 1. PZ2020-8: A Public Hearing to consider a map amendment (rezoning) for an approximate 7.917 acre tract of land generally located at Lot 1 Eastridge Place (Hogan Road east of Eastridge Drive, Franklin County Parcel ID: 19-2-10.0-0-036-015.000). The applicant is seeking M-1 (Light Industrial) zoning for this parcel. The property is generally bounded by commercial property to the west, residential property to the west and east, and Interstate 44 to the south. Iron Bear Customs, applicant**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
  - 1. PZ2020-8: Consideration of a Map Amendment (Rezone) for Lot 1 Eastridge Place. Iron Bear Customs, applicant**
- 7. OLD BUSINESS:**
- 8. COMMITTEE REPORTS:**
  - 1. BOARD OF ALDERMEN**
  - 2. 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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**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE  
JUNE 9, 2020**

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The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on June 9, 2020, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

**PRESENT**

Chairman Bruns  
Alderman Rahn (Arrived late)  
Commissioner Koelling  
Commissioner Graham  
Commissioner Bates  
Commissioner Eversmeyer  
Commissioner Brocato  
Commissioner Presley

**ABSENT**

Commissioner Miles

Administrator Steve Roth, Mr. Bryan Kopp and Rae Cowsert were also in attendance.

**APPROVAL OF MINUTES**

**A. Planning & Zoning Meeting – May 12, 2020**

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

**PUBLIC HEARINGS:**

- 1. PZ2020-7: A Public Hearing to consider approval of a Subdivision Plat for property generally located at 2050 Highway N (Congress St.) Franklin County Parcel ID #19-6-14.0-0-099-034.000, Pacific MO. The applicant is proposing to divide an approximate 16-acre tract into four parcels ranging from 3 acres in size to 4.95 acres. The property proposed to be subdivided is generally bounded by vacant agricultural land to the east,**

**residential property to the south and north, and institutional property (School and Church uses) to the west. The property is currently zoned R-1B, Single family residential. Boo Investments, applicant**

Chairman Bruns introduced and opened the public hearing. Chairman Bruns asked if it was posted. Rae Cowsert stated yes it was posted. Mr. Kopp presented the staff report. He stated there is a plan in place to run city water to the property from the west. There will be four bores for the water supply lines so there will be no dead-end water main. The city sewer is proposed to be supplied from the northeast corner of the property. The design team is currently working on placing easements on the sides of the lots. Mr. Kopp stated there are no sidewalks included in this plan as they were not included in the Highway N Improvement plan for that side of the highway. Administrator Roth stated the City requires easement along streams for Storm Water Development. Commissioner Eversmeyer stated there is no easement between the Church and the School. Commissioner Brocato asked what the City is looking at regarding storm water. Alderman Rahn asked if the Highway N improvements would slow the water. Administrator Roth stated it would help with the water due to pipes that are installed. Mr. Gullet stated the sewer easement would follow the woods and tree line. There being no further questions or comments, Chairman Bruns closed the public hearing.

#### **SPEAKER CARDS**

None

#### **NEW BUSINESS:**

##### **1. PZ2020-7: Consideration of a Final Plat, Riverbend Heights Plat 2.**

A motion was made by Commissioner Eversmeyer and seconded by Commissioner Brocato to approve the application with the recommendations: 1) Easements along streams to be maintained by property owners, 2) Easements at side property lines must be reviewed for compliance, 3) Applicant must file complete subdivision improvement plans as a condition of final plat approval, 4) The applicant must provide a Performance Guarantee as required by ordinance. A vote was taken with the following results: Ayes, Commissioner Koelling, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Commissioner Brocato, Commissioner Presley, Chairman Bruns, Alderman Rahn; Nays, none. The motion was approved 8-0 and will be presented to the Board of Aldermen on June 16, 2020.

The Highway N Project is projected to probably start in 2022.

## **OLD BUSINESS**

None

## **COMMITTEE REPORTS**

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

Alderman Rahn stated he had nothing to report.

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

Administrator Roth stated there are two hearings scheduled for June 24. The first one is regarding an appeal on a sidewalk placement. The second one is regarding a variance for the parking lot at Clocktower Plaza.

## **OTHER BUSINESS**

Commissioner Brocato asked Mr. Kopp if there was an update on the house on Old Gray Summit Road. Mr. Kopp stated there has been a citation sent to the owner. Mr. Kopp stated he spoke with him and he did not think it was in the City limits.

Administrator Roth stated there will be a meeting on June 23 for a rezoning of property on Hogan Road.

## **ADJOURNMENT**

There being no further discussions, Chairman Bruns asked for a motion to adjourn. A motion was made by Commissioner Brocato and seconded by Commissioner Eversmeyer. A voice vote was taken and the meeting was adjourned at 7:34 p.m.

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**Mike Bates, Secretary**

June 4, 2020

NOTICE OF PUBLIC HEARING  
CITY OF PACIFIC  
PLANNING & ZONING COMMISSION

Map Amendment (Rezoning)  
Lot 1 Eastridge Place  
Hogan Road east of Eastridge Place  
City of Pacific, MO

The City of Pacific Planning and Zoning Commission will conduct a Public Hearing on **Tuesday, June 23, 2020** at 7:00 P.M., in the Board of Aldermen Chambers of the Pacific Government Center located at 300 Hoven Drive, Pacific MO, to hear comments on the following proposals:

Iron Bear Customs is seeking a map amendment (rezoning) for an approximate 7.917 acre tract of land generally located at Lot 1 Eastridge Place (Hogan Road east of Eastridge Drive, Franklin County Parcel ID: 19-2-10.0-0-036-015.000). The applicant is seeking M-1 (Light Industrial) zoning for this parcel. The property is generally bounded by commercial property to the west, residential property to the west and east, and Interstate 44 to the south.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the proposed amendments are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 p.m. Copies are also available online at [www.pacificmissouri.com](http://www.pacificmissouri.com). If you should need additional information, please contact Steve Roth, City Administrator, by telephone at 636-271-0500 ext 213 or by email at [sroth@pacificmissouri.com](mailto:sroth@pacificmissouri.com)

Receipt #: PZ2020-8

Tax I.D. #: \_\_\_\_\_

**CITY OF PACIFIC  
APPLICATION FOR ZONING CHANGE**

ADDRESS FOR WHICH ZONING CHANGE IS BEING SOUGHT: Lot 1 Eastridge Place, Pacific MO 63019

APPLICATION FEE OF \$ <sup>275<sup>00</sup></sup> ~~275~~ PAID.  yes  no

NAME OF APPLICANT: David + Angela Wiedn, Barb Wiedn Culp

ADDRESS: 2922 Shirley Close Road, Washington MO 63090

ADDRESS: \_\_\_\_\_

PHONE - HOME: 314-616-6228 PHONE - WORK: 636-432-4627  
639-900-1880

APPLICANT'S INTEREST IN THE PROPERTY: we would like to do light industrial manufacturing + Retail along with Automotive installs.

NAME OF LEGAL OWNER: (See attached Letter) Legacy Investments LLC  
George + Lisa Copeland

ADDRESS: 19035 Model Realty Wildwood MO 63069

ADDRESS: \_\_\_\_\_

PHONE - HOME: 314-724-2420 PHONE - WORK: \_\_\_\_\_

TOTAL ACREAGE: 7.917

PRESENT ZONING DISTRICT: C2

REQUESTED ZONING DISTRICT: M1

PRESENT USE: VACANT LAND PROPOSED USE: Light industrial/Retail



NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN A 300 FOOT RADIUS OF THE PROPERTY FOR WHICH THE ZONING CHANGE IS BEING SOUGHT: \_\_\_\_\_

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

THE FOLLOWING FACTORS JUSTIFY THIS REQUEST: \_\_\_\_\_

*We would like to put a 10,000 sq ft steel building on this location to build and sell custom jeep/truck bumpers, ATV roll cages. We will also be installing these accessories. There will be a show room & office in the front of building*

THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE UNLESS IT IS ACCOMPANIED BY THE FOLLOWING ITEMS:

1. THE REQUIRED FILING FEE OF \$150.00
2. A LEGAL DESCRIPTION OF THE AFFECTED REAL ESTATE SEALED BY A LAND SURVEYOR PER SECTION 400.260(B) OF THE ZONING ORDINANCE
3. FIFTEEN (15) COPIES OF A SEALED PLAT OR SURVEY OF THE PROPERTY PER SECTION 400.260(B) OF THE ZONING ORDINANCE

SIGNATURE OF APPLICANT(S):

*[Handwritten signatures: Pamela Dada Lopez, David W...]*

SIGNATURE OF LEGAL OWNER(S):

*[Handwritten signature: Pamela Dada Lopez]*

**From:** Lisa Copeland <[rcrealtyconnect@gmail.com](mailto:rcrealtyconnect@gmail.com)>

**Sent:** Monday, June 8, 2020 8:47:24 PM

**To:** Eric Davis <[eric.davis@cbphomes.com](mailto:eric.davis@cbphomes.com)>

**Subject:** Rezoning Request for Property on Eastridge

To the City of Pacific Planning & Zoning,

We have a parcel of land located on Hogan Road & Eastridge, approx. 8 acres, Lot 1, currently zoned C2. The buyer, Barbara L. Wieda Culp, has made an offer to purchase this property and is requesting a zoning change, with the city, on Lot 1 from C2 to M1.

As owners of the property we grant permission for Barbara L. Wieda Culp to seek the desired zoning change of M1 on Lot 1. We hope to see the City of Pacific benefit from the proposed business and offer employment opportunities to Pacific residents.

In the unlikely event their pursuit does not successfully pass through all the necessary channels and the sale is not completed we would expect the zoning to revert back to C2 on Lot 1.

Please let us know if you have any questions.

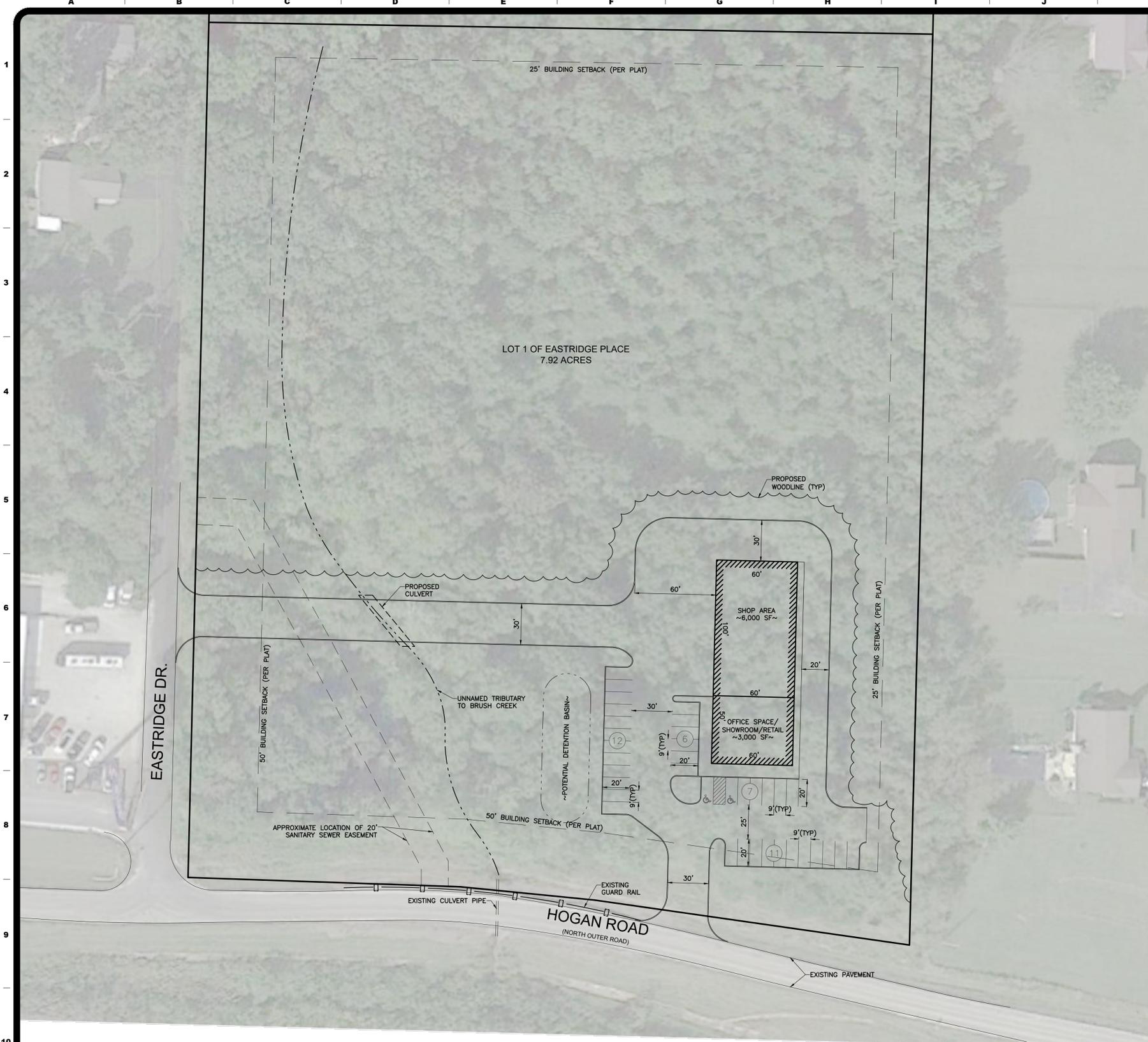
Sincerely,

George & Lisa Copeland  
Legacy Investments, LLC  
314-724-2420

# CONCEPTUAL SITE PLAN 1.0

**SITE NOTES:**

1. THE PROPOSED ZONING OF THIS SITE IS M-1, LIGHT INDUSTRIAL DISTRICT.
2. BOUNDARY INFORMATION IS GRAPHICALLY SCALED FROM EASTRIDGE PLACE PLAT, RECORDED JUNE 22, 2011 AS REFERENCE NO. 1109057, AND SHALL BE CONSIDERED APPROXIMATE ONLY.
3. BUILDING SETBACKS AS PER THE CITY OF PACIFIC, MO ZONING CODE FOR M-1 DISTRICT:  
 FRONT YARD: 25'  
 SIDE YARD: NONE UNLESS ABUTTING RESIDENTIAL, THEN 25'  
 REAR YARD: NON UNLESS ABUTTING RESIDENTIAL, THEN 25'



**PARKING DATA**

PROPOSED BUILDING	9,000 S.F.
CITY REQUIRED PARKING:	
RETAIL:	
4 SPACES PER 1,000 SF OF BUILDING	
TOTAL REQUIRED:	12 SPACES
MANUFACTURING:	
1 SPACE PER EMPLOYEE (ASSUME 10)	
TOTAL REQUIRED:	10 SPACES
PROVIDED STANDARD SPACES	34 SPACES
PROVIDED H.C. ACCESSIBLE SPACES	2 SPACES
PROVIDED TOTAL PARKING	36 SPACES
PROVIDED OVERALL PARKING RATIO: 4.00/1,000 S.F.	

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	— AE —	— AE —
UTILITY POLE	•	•
GUARD POST	GP	GP
SANITARY MANHOLE	●	○
CATCH BASIN	■	□
JUNCTION BOX	●	○
FLARED END SECTION	▩	▩
CLEANOUT	•	•
GRATED INLET	■	■
GUARD RAIL	—	—
CHAINLINK FENCE	— X —	— X —
BARBWARE FENCE	— X — X —	— X — X —
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---
PROPERTY LINE	---	---

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-892-0123 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

**PACIFIC, MISSOURI  
IRON BEAR CUSTOMS**

REVISIONS	
1	By: App:
2	By: App:
3	By: App:
4	By: App:

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION

E-Mail: mail@bfaeng.com TELEPHONE: (636) 239-4751

**BFA**  
CONSULTANTS-ENGINEERS-SURVEYORS  
www.bfaeng.com

103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN  
G.W.C.  
CHECKED  
J.B.S.  
DATE  
06/16/20  
SCALE  
1"=40'  
JOB No.  
6105  
SHEET NAME  
CONCEPTUAL SITE  
PLAN 1.0  
CP-1.0



# Planning & Zoning Commission

## Department of Planning

### Staff Report

**Meeting Date:** June 23, 2020

**Project Type:** Map Amendment  
Lot 1 Eastridge Place / Hogan Road east of Eastridge Place

**From:** Steve Roth  
City Administrator

**Applicant:** David and Angela Wieda, Barb Wieda Culp dba Iron Bear Customs LLC

**Description:** **PZ 2020-08:** The applicant is seeking a map amendment (rezoning) for an approximate 7.917 acre tract of land generally located at Lot 1 Eastridge Place (Hogan Road east of Eastridge Drive, Franklin County Parcel ID: 19-2-10.0-0-036-015.000). The applicant is seeking M-1 (Light Industrial) zoning for this parcel. The property is generally bounded by commercial property to the west, residential property to the west and east, and Interstate 44 to the south.

#### **Summary**

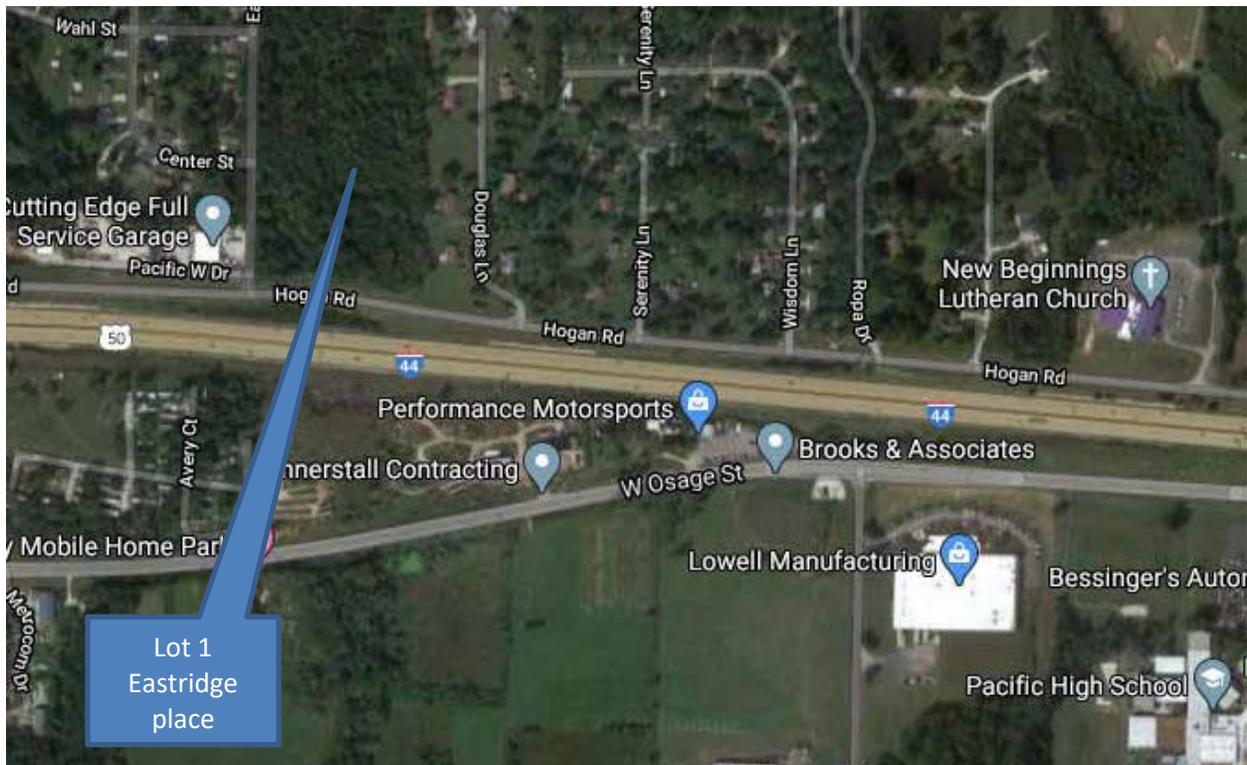
This property was annexed into the City in 2011 and was proposed then for a commercial strip-mall type of development. The property is located off Hogan Road north of I-44; see exhibit below. The property to the immediate east, north and west is all in unincorporated Franklin County.

The property was zoned C-2 arterial commercial following annexation in 2011 and remains C-2 today. A separate parcel to the immediate north was also annexed and is zoned R-2 and is not subject to this rezoning request.

The applicant is seeking a rezoning to M-1 Light Industrial. The applicant manufactures automotive parts, primarily Jeep bumpers, cages, lift kits and other parts. The applicant is proposing to construct a 9,000 sf facility, part of which will be used for office and the remaining for metal fabrication. More information is available online at [ironbearcustoms.com](http://ironbearcustoms.com).

The property is currently all wooded. At the City's request the applicant submitted a conceptual site plan which is included in the packet. This is preliminary in nature and is presented to give the Commission an idea of how the site would be developed. Though the site is nearly 8 acres in size, the applicant is only proposing to develop the Hogan Road frontage at this time. If the project proceeds

the applicant would be required to file a complete engineered site plan, which may be approved administratively if it meets City zoning requirements. We have not identified any particular development issues in our preliminary conversations with the owner and engineer.



**Recommendation**

The City’s Future Land Use map (adopted in 2017 with the Comprehensive Plan) did not take this parcel into consideration. The property is directly adjacent to T. Hill Construction, an excavation contractor that occupies an approximate 8,000 sf facility. Residential uses are to the immediate east. Other non-residential uses along Hogan Road include two churches to the east and a pet care service to the west.

The M-1 zoning proposed here in our judgment is complementary to adjacent and nearby uses along the Hogan Road frontage. The existing R-2 zoning of the 4-acre parcel to the north provides a buffer to the existing developed residential neighborhoods near to the site. The City’s development regulations further require buffers to the adjacent residential property to the east.

Staff finds the M-1 use is in harmony with existing uses along Hogan Road and we would respectfully request **APPROVAL**.

Attachments:           Exhibit, Concept Plan  
                              Public Hearing notice