

**Planning & Zoning
300 Hoven Drive
Pacific MO 63069**

March 22nd, 2022

Call to order: The meeting of the Planning & Zoning Commission was called to order by Chairman Bruns at 7:00PM on Tuesday March, 22nd 2022.

Roll Call: Those present at Roll Call: Linda Bruns, Rafael Madrigal, Donna Brocato, Thomas Miles, Gary Koelling, Jerry Eversmeyer, Rick Presley, Mike Bates, Don Graham.

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

Approval of Minutes: Motion was made by Donna Brocato, seconded by Madrigal, to approve the minutes from January 11th, 2022. A voice vote was taken with an affirmative result.

Public Hearing (New Business)

1. PZ-2022-02 Wilderness Hollow Estates, minor subdivision plat review, Mike Steiniger, applicant

Chairman Bruns opened the public hearing and read it into record. Chairman Bruns then asked Director Myers for the staff report to be read. Director Myers explained that the applicant is simply sub-dividing 3 acres from an already family owned 80-acre lot so he can sell the 3 acres to his son. Since he is in the city limits now of Pacific, he has to come before the board. Director Myers then asked if anyone would like to speak on this orders behalf.

Andrew Steiniger 1500 Wilderness Hollow Rd, stated he's actually the applicant son who currently resides at the property. He hopes to always keep the property as is and never develop the actual property. He stated he's an avid outdoorsman and that his father who is the applicant is actually selling the property at market value. He hopes to see it stay the way it is. Some of the board agreed that it's a very nice area for hunting.

Chairman Bruns & Director Myers both stated that if there is a development ever in the future or if there is a request for city water and sewer then they will have to come back before the board. Chairman Bruns asked for any other comments. There being none, The Public Hearing was closed.

2. PZ-2022-03 Cigar Vault LLC, CUP application for Cigar/Bourbon Club, Shane Mayer / Jenifer Blakely, applicants.

Chairman Bruns opened the public hearing and read into record with the floor now open Chairman Bruns then asked Director Myers to read the staff report. Director Myers read the staff report (you can find the report in the packet). Director Myers feels this location is a great place

for what the applicant is doing. He feels parking won't be a problem. The comprehensive plan shows this as a downtown C-1 Zoning. City staff feels that this would be a strong fit for Pacific's downtown area. This would bring people in that downtown area. He explained that the nearest cigar bar to us is Chesterfield. Director Myers feels that this should be a good fit and recommends that the board allow the CUP to go forward.

Chairman Brunns thanked staff and asked if anyone would like to speak on the behalf.

Jen Blakely 115 N. First St Pacific MO/ Shane Mayer 544 Orchard Lane Eureka, MO:

Purchased property to bring cigar vault to Pacific. Expect to sell cigar, cigar accessory & have bar service. Plans to have membership with private events with other private services available to members. Wants to allow the public to enjoy the services. Applicant read to the board some statistics that show the value of a Cigar bar. Applicant Blakely feels they would bring a higher type of clientele to Pacific. She feels this type of business would make Pacific a destination rather than being a stop on the map. Applicant Blakely will keep the exterior mostly as is with minor cosmetic changes. Applicant spoke with Pacific's Chief of Police who did not see an issue with this business being allowed.

Chairman Brunns asked if anyone on the board would like to ask any questions at this time. Commissioner Brocato wanted to know if the option to bring your own cigars and bourbon as some other cigar bars do. The applicant agreed that they will have lockers for private members to store their own items. Commissioner Madrigal stated he's aware of the applicant's other business Landing Hub located in Pacific and knows they'll do the same with this. Commissioner Bates said this would be a good fit for the downtown area, but he wondered how other cigar bars have done with the pandemic. Commissioner Presley also stated he is aware of the applicants ability to run a successful business and believes Pacific is lucky to have people coming to Pacific and really investing on the community. Chairman Brunns asked for other comments. There being none, the public hearing was closed

Chairman Brunns then asked Administrator Roth if the 185ft letters fall under Public Speaking or New Business. Admin Roth said that it falls under New Business.

PZ-2022-02 Wilderness Hollow Estates- Approve application from Mike Steiniger applicant, requesting approval of minor subdivision plat. **A motion was made by Commissioner Eversmeyer, seconded by Commissioner Madrigal to approve as presented. A voice vote was taken with an affirmative result of 9-0. Chairman Brunns declared the motion approved, to go before the Board of Alderman April 5th.**

Administrator Roth stated to be clear there is no city water or sewer services imposed at this moment. If they ever subdivide in the future that could be in play at that point. There's no need to do this now since they are already on an existing well.

PZ-2022-03 Cigar Vault LLC- Approval for CUP application for Cigar/Bourbon Club for Jen Blakely/Shane Mayer applicant. **A motion was made by Commissioner Brocato, Seconded by Commissioner Madrigal to approve as presented. A voice vote was taken with an affirmative result of 9-0. Chairman Brunns declared the motion approved, to go before the Board of alderman on April 5th.**

New Business: Chairman Bruns read the new business item Zoning Code Review section 400.130: C-2 Arterial Commercial District regulations. Suggested C-2 updates. Chairman Bruns then allowed Director Myers to speak. Director Myers stated we don't have to vote tonight on this. Our zoning hasn't been touched in over 10 years with many items in our zoning being outdated. Director Myers then requested for Clerk Fodge to show a power point presentation. (You can find the presentation in the packet with the minutes) Director Myers showed the disparities between the C-1 & C2 zoning that he feels could be changed. Director Myers brought up a previous CUP applicant Angel as an example of why there needs to be a change to the zoning requirements. Director Myers and the board had a discussion on various businesses that fall under the C-1 & C-2 zoning, the board members discussed about a much larger business coming to town. Commissioner Eversmeyer requested a map showing the zoning area for the board to look at. Commissioner Bates said the CUP & PUD process was put in place as a buffer to make sure that everything was done correctly. Admin Roth explained that it would take outside help to get our zoning in order, at quite a large cost. The board members discussed the need for the zoning to be looked at.

Old Business: None

Committee Reports

Board of Alderman: None

Board of Adjustment: Clerk Fodge informed the Board that there is a meeting for the Board of Adjustment on April 6th 7pm 2022

City Administrator: Admin Roth informed the board that Director Myers was doing a good job and gave an example of a business that Director Myers worked with to help bring to town. Agreed again that zoning needs to be changed.

Adjournment: There being no further discussions, Chairman Bruns asked for a motion to adjourn. A motion was made by Commissioner Miles and seconded by Commissioner Presley. A voice vote was taken and approved 9-0 the meeting was adjourned at 8:08 p.m.