

The meeting was called to order at 7:00 p.m. by Chairman Knapp. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Chairman Knapp and members Alderman Sir, Smith, Austermann, Scheer, Leistner, Siebenman, Holloway and Kiefer.

Also in attendance was City Administrator Craig Sabo.

A petition from Glenn Travers, representing Mission Hills Development, for a Special Use Permit for a motor vehicle and recreational vehicle sales display lot and service to be located at 18155 Old Highway 66.

Notice of the Public Hearing was published in The Countian on Tuesday, September 8, 2015 and in The Current on Wednesday, September 16, 2015.

Mr. Travers stated that he owns several RV and vehicle sales and service centers in the St. Louis area. He stated that the new location in Eureka would mirror his business operation in O'Fallon, Missouri. He stated that the use of the subject property would remain the same. He stated that he would have pre-owned vehicle sales on the western side of the property, the middle would be a service center and the eastern side would be trailer and recreational vehicles sales display. He stated that all the employees working for the Longs would remain on staff and he would be hiring approximately twenty (20) people. He stated he had operated his business in O'Fallon for four (4) years and had been in the business for over twenty-two (22) years. He stated his service center would serve both customers who purchased vehicles and RVs from his business and the general public. Mr. Travers stated that he would sell late model pre-owned vehicles which would be under warranty and that he sold approximately three thousand (3,000) vehicles a year. He stated that he thought there was a need for this type of business along the I-44 corridor and he would be investing \$1,000,000.00 in upgrades before opening his business.

Alderman Sir inquired as to how many recreational vehicles would be on display.

Mr. Travers stated that there would be between 80-100 units.

Mr. Holloway inquired as to if the recreational vehicles would all be new.

Mr. Travers stated that he would be selling only new vehicles at this time.

Alderman Sir inquired as to the type of trailers that would be sold.

Mr. Travers stated that there would be a variety of trailers.

Mr. Austermann inquired as to the type of upgrades to the property.

Mr. Travers stated they would be investing in new pavement, new LED lighting, new glass, new fascia, painting, remodeling the showroom, landscaping and new signage.

Alderman Sir inquired as to if Mr. Travers' businesses all operated under the same name.

Mr. Travers stated that they have different names, but if anyone wished to inspect his operations, he would supply the addresses of such. Mr. Travers stated that the ideal one to inspect would be the O'Fallon, Missouri location as it was the exact same concept that he was proposing for the subject property in Eureka.

Alderman Sir inquired as to how many employees were presently employed at the Eureka location.

Mr. Travers stated that he thought it was between seven (7) and ten (10). He stated that the service manager that had been employed by the Longs for twenty-seven (27) years was to remain on staff in the same capacity and he would locally advertise his employment opportunities.

Mr. Kiefer inquired as to if Mr. Travers had received approval from City staff for any of the upgrades he was proposing.

Chairman Knapp stated that Mr. Travers was first seeking approval of his Special Use Permit.

Speaking in opposition to the petition was Mr. Russ Patton, owner of Byerly RV. He stated that he opened his business seventeen (17) years ago in Eureka and it has become the number one (1) recreational vehicle dealer in the area. He stated that he had reservations about the approval of the RV side of the proposed petition.

There being no further matters for discussion, the public hearing was adjourned at 7:14 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:14 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Smith, Austermann, Scheer, Leistner, Siebenman, Holloway and Kiefer.

Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Smith, seconded by Mr. Scheer and unanimously passed, the Minutes of August 26, 2015 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

A. Consideration of a petition from Glenn Travers, representing Mission Hills Development, for a Special Use Permit for a motor vehicle and recreational vehicle sales display lot and service to be located at 18155 Old Highway 66.

Chairman Knapp stated that he had purchased vehicles from one (1) of Mr. Travers' locations and he operated a good business. He stated that Mr. Travers' operation should be a good fit for the community.

Ms. Leistner stated that the Long family had a business in operation since 1956 and they never feared any competition, but thought that the competition was good for their business.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Smith, seconded by Mr. Scheer and unanimously passed, approval was recommended for a petition from Glenn Travers, representing Mission Hills Development, for a Special Use Permit for a motor vehicle and recreational vehicle sales display lot and service facility to be located at 18155 Old Highway 66.

B. Consideration of a petition from Rockwood School District for site plan approval of a building addition located at 4525 Highway 109.

Speaking on behalf of Rockwood School District was Mr. Paul Boyer of Civil Engineering Design Consultants. Mr. Boyer stated that the school district was seeking approval to add a ten thousand (10,000) square foot, two (2) story addition. He stated that it will house new male and female locker rooms. He stated that they will also improve the pedestrian area around the building. He stated that they have already met with the Eureka Fire Protection District and have received their approval. He stated there will be additional landscaping added. Mr. Boyer stated that construction on the project is slated to be complete by August, 2016.

Chairman Knapp inquired as to if there will be handrails on the bleachers.

Mr. Boyer stated there will be handrails.

Mr. Holloway inquired as to the distance between the stands and the building.

Mr. Boyer stated that it was approximately twenty-five (25) square feet.

Mr. Scheer inquired as to the student population.

Mr. Boyer stated it was approximately 2,300.

Alderman Sir inquired as to the use of the existing building.

Mr. Michael Schneider of the Rockwood School District stated that they are still in the decision making process but visiting teams will be using the existing locker rooms. He stated the plan is to have the home team and visiting teams exit the building from different areas. He stated they would be adding planters to the area.

On motion by Mr. Scheer, seconded by Ms. Leistner and unanimously passed, approval was granted for a petition from Rockwood School District for a building addition located at 4525 Highway 109.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Ms. Leistner, seconded by Mr. Austermann and unanimously passed, the meeting was adjourned at 7:32 p.m.

UPCOMING MEETINGS:

- October 14, 2015
- October 28, 2015

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary