

The public hearing was called to order at 7:00 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Barry, Wilton, Scheer, Pacino, Smith and Bieg. Also in attendance was City Administrator Craig Sabo. Ms. Gianino was absent.

A. A petition from Chris Keence, representing Keence Enterprises, Inc., for a Special Use Permit for outdoor storage of equipment at 700 West Fourth Street.

Notice of the Public Hearing was published in the Countian on February 19, 2021 and posted on the City's website.

Mr. Keence stated he was seeking permission for storage of cranes for his business at this location. He stated that the site would only be used for storage related to his business and his employees would be the only visitors to the location.

Chairman Knapp inquired as to how many cranes would be stored at the site at once. Mr. Keence replied that there would be three (3) to four (4).

Chairman Knapp inquired as to if Mr. Keence would be renting the cranes to the public. Mr. Keence replied that he would not, as he has his own employees to operate the equipment.

Chairman Knapp inquired as to if the cranes would be stored in a lowered position. Mr. Keence replied that they would be lowered, but he has one crane that is not telescopic which could be about forty (40) feet tall. He noted that this particular crane would seldom, if ever, be stored at the location because it was moved from job to job, adding that it has been approximately two (2) years since it was last stored at his current location.

Alderman Sir inquired as to if Mr. Keence would allow others to store equipment at the site. Mr. Keence replied that it would be only his equipment.

No one spoke in support of or opposition to the petition.

The public hearing was closed at 7:02 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:02 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Wilton, Scheer, Smith, Barry, Pacino and Bieg (Ms. Gianino was absent). Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Smith, seconded by Mr. Bieg and unanimously passed by those members in attendance (Mr. Barry abstained), the Minutes from February 10, 2021 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. A petition from Chris Keence, representing Keence Enterprises, Inc., for a Special Use Permit for outdoor storage of equipment at 700 West Fourth Street.

Alderman Sir inquired as to if Mr. Keence could add slats to the chainlink fencing on the property for screening purposes.

City Administrator Sabo stated that was not allowed by the Municipal Code.

Mr. Pacino inquired as to if fabric mesh could be attached to the chainlink fencing such as what was being used by MoDOT on West Fifth Street at their maintenance facility.

City Administrator Sabo stated that it was also not allowed by the Municipal Code, but the State can preempt the City's regulations.

Mr. Barry inquired as to if Mr. Keence could add some type of landscaping for screening.

Mr. Keence stated that he had shared with the Building Commissioner that screening would not be effective due to the elevation difference between the site and Interstate 44.

Mr. Smith stated that he would propose a condition of approval be that all cranes must be stored in a lowered position while at the property.

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. Barry, seconded by Mr. Bieg and unanimously passed by those members in attendance, approval was recommended for a petition from Chris Keence, representing Keence Enterprises, Inc., for a Special Use Permit for outdoor storage of equipment at 700 West Fourth Street with the condition that the cranes be stored in the lowered position.

ADDITIONAL BUSINESS:

There being no further matters for discussion, on motion by Mr. Barry, seconded by Mr. Wilton and unanimously passed by those members in attendance, the meeting was adjourned at 7:10 p.m.

UPCOMING MEETINGS:

- March 24, 2021
- April 14, 2021

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary