

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 Smith, Wilton, Bieg, Barry, Scheer, Gianino and Pacino. Also in attendance was City Administrator Craig Sabo.

- A. A petition from Warren Patton, representing Quercus Alba, LLC, for a Special Use Permit for a Recreational Vehicle maintenance and repair facility, and indoor and outdoor Recreational Vehicle storage at 190, 198 and 210 Allen Road.

Notice of the Public Hearing was published in The Countian on June 25, 2021 and posted on the City's website.

Mr. Patton stated that the recreational vehicle business is growing and they would like to expand the footprint of the property to allow for customer storage and an inside service department which would greatly increase their revenue. He stated that the new building's design would match the current building on the property.

Mr. Scheer inquired as to if there would be fencing around the storage area.
Mr. Patton stated that there would.

Mr. Scheer inquired as to if the area would be lighted.
Mr. Patton stated that it would.

Mr. Scheer inquired as to if Allen Road and East Fifth Street would be brought up to St. Louis County standards.

Mr. Patton stated that it would be brought up to City standards.

City Administrator Sabo stated that City standards were essentially the same requirements as the County's requirements and that East Fifth Street was under MoDOT's jurisdiction.

Speaking in support of the petition was Mr. Dan Hayes of NAI DESCO, who is serving as the broker for the property being obtained and the owner of Eureka Pointe shopping center, which is adjacent to Byerly RV. He stated that he was happy to see Byerly expanding which is good for the Eureka community. He said that the Pattons have been good business owners and supportive of the Eureka community. Mr. Hayes added that if the Commission had any questions regarding the details of the project, the engineer and construction manager were in attendance and would be available to answer any questions.

No one spoke in opposition to the petition.

The public hearing was closed at 7:05 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:05 p.m. by Chairman Knapp.

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

On motion by Mr. Smith, seconded by Ms. Gianino and unanimously passed, the Minutes from June 23, 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. Consideration of a petition from Warren Patton, representing Quercus Alba, LLC, for a boundary adjustment at 190, 198 and 210 Allen Road.

On motion by Alderman Sir, seconded by Mr. Barry and unanimously passed, approval was granted for a petition from Warren Patton, representing Quercus Alba, LLC, for a boundary adjustment at 190, 198 and 210 Allen Road.

B. A petition from Warren Patton, representing Quercus Alba, LLC, for a Special Use Permit for a Recreational Vehicle maintenance and repair facility, and indoor and outdoor Recreational Vehicle storage at 190, 198 and 210 Allen Road.

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 Alderman Sir, seconded by Mr. Barry and unanimously passed, approval was recommended for a petition from Warren Patton, representing Quercus Alba, LLC, for a Special Use Permit for a Recreational Vehicle maintenance and repair facility, and indoor and outdoor Recreational Vehicle storage at 190, 198 and 210 Allen Road.

ADDITIONAL BUSINESS:

There being no further matters for discussion, on motion by Ms. Gianino, seconded by Mr. Pacino and unanimously passed, the meeting was adjourned at 7:08 p.m.

UPCOMING MEETINGS:

- July 28, 2021
- August 11, 2021

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary