

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

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

- A. A petition initiated by the City of Eureka to amend the Municipal Code relating to motor vehicle display lot regulations.

Notice of the Public Hearing was published in the Countian on August 6, 2021 and posted on the City's website.

City Administrator Sabo stated that there are several provisions regulating motor vehicle display lots, and the Board of Aldermen initiated a Code amendment application to repeal the 1,000 foot separation requirement between such facilities.

Mr. Scheer inquired as to if it could be amended so that it would only pertain to certain areas in the City. He said he would not like to see car dealerships all over City limits.

Mr. Pacino inquired as to why the Board of Aldermen would want to change the present requirement, as he agrees with Mr. Scheer that he would not like to see car dealership after car dealership, adding that repealing the requirement may also impact current motor vehicle display lots. He inquired as to if there is a lot that is presently being proposed which is why the amendment was presented to the Commission.

City Administrator Sabo stated that he did not have any knowledge of a new vehicle display lot being proposed. He noted that as a Special Use Permit is required for a motor vehicle display lot, any proposed lot would need to obtain site specific approval from the City.

No one spoke in opposition to the petition.

The public hearing was closed at 7:03 p.m.  
The public hearing was opened at 7:03 p.m.

- B. A petition from Chris and Rachel Reinhardt to amend the Planned Commercial zoning at 101 East First Street to allow consideration to be given to off-site parking and storage as authorized by a Special Use Permit.

Notice of the Public Hearing was published in the Countian on September 10, 2021 and posted on the City's website.

Mr. Reinhardt stated that they had appeared before the City on multiple occasions as they were trying to obtain approval to open a doggie daycare/boarding/spa facility. He stated that as they are continuing to work through the approval process, he would like to request permission to use the property for storage of his vehicle, trailer and containers in conjunction with the power washing business he owns.

City Administrator Sabo stated that Mr. Reinhardt's request before the Commission would establish the framework for him to request consideration for a Special Use Permit to allow off-site parking and storage on the property.

Mr. Reinhardt inquired as to if requesting permission for off-site parking and storage would affect his ability to request permission to operate a pet care facility.  
City Administrator Sabo stated that it would not.

Ms. Gianino inquired as to if the vehicles that would be stored on the property were owned by Mr. Reinhardt.

Mr. Reinhardt replied that was correct.

Mr. Pacino inquired as to if Mr. Reinhardt would be renting the property to others for storage.  
Mr. Reinhardt stated that he would not, as it would be for storing a vehicle, a trailer and some containers of cleaning detergent, which he would screen if it was required.

Chairman Knapp stated that anything site specific would be considered when Mr. Reinhardt applied for a Special Use Permit.

Speaking in opposition to the petition was Mr. Daniel Duckett who resides at 21 East First Street. Mr. Duckett stated that Mr. Reinhardt was a nice person, but the property where he is proposing storage looked terrible. He stated there has been a large pile of branches on the property since February, and he did not understand why the City would not make Mr. Reinhardt clean up the property. He said that there are corrosive materials being stored on the property and that they get delivered to the property and are dropped off at the street. He stated he would request that the City require Mr. Reinhardt to construct an eight (8) foot screened fence around the property if he wanted to use it as storage.

No one spoke in support of the petition.

The public hearing was closed at 7:08 p.m.

Respectfully submitted,

(Original with signature on file)

---

Barb Griffin, Acting Secretary

The meeting was called to order at 7:08 p.m. by Chairman Knapp.

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

On motion by Mr. Barry, seconded by Ms. Gianino and unanimously passed by those members in attendance, the Minutes from August 11, 2021 were approved.

**ELECTION OF OFFICERS:**

On motion by Mr. Scheer and unanimously passed by those members in attendance, Mr. Knapp was appointed as Chairman of the Planning and Zoning Commission for a term of one (1) year.

On motion by Mr. Scheer and unanimously passed by those members in attendance, Ms. Gianino was appointed as Secretary of the Planning and Zoning Commission for a term of one (1) year.

**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 initiated by the City of Eureka to amend the Municipal Code relating to motor vehicle display lot regulations.

On motion by Mr. Barry, seconded by Mr. Wilton and passed with seven (7) "YES" votes and one (1) "NO" vote (cast by Mr. Scheer), approval was recommended for a petition initiated by the City of Eureka to amend the Municipal Code relating to motor vehicle display lot regulations.

- B. A petition from Chris and Rachel Reinhardt to amend the Planned Commercial zoning at 101 East First Street to allow consideration to be given to off-site parking and storage as authorized by a Special Use Permit.

On motion by Mr. Barry, seconded by Mr. Wilton and passed with seven (7) "YES" votes and one (1) "NO" vote (cast by Mr. Smith), approval was recommended for a petition to amend the Planned Commercial zoning at 101 East First Street to allow consideration to be given to off-site parking and storage as authorized by a Special Use Permit.

**ADDITIONAL BUSINESS:**

Mr. Pacino inquired as to if a member may change their vote after the vote was taken, as he had concerns with repealing the motor vehicle display lot separation requirement.

CONT'D.

Chairman Knapp stated that any motor vehicle display lot would require approval from the City, so concerns could be addressed on a case-by-case basis.

There being no further matters for discussion, on motion by Mr. Pacino, seconded by Mr. Wilton and unanimously passed, the meeting was adjourned at 7:15 p.m.

UPCOMING MEETINGS:

- October 13, 2021
- October 27, 2021

Respectfully submitted,

(Original with signature on file)

---

Barb Griffin, Acting Secretary