

City of St. Clair
#1 Paul Parks Dr. St. Clair, MO. 63077
Planning & Zoning Board Meeting
October 10th, 2011

Chairman Turner called the meeting to order at 7:00 pm.

Roll Call:

Present were Chairman Turner, Doug Komo, Terry Gasaway, Euvalda Young, Travis Dierker, and Mayor Ron Blum. Absent were Ken Scott and Jeff Rego.

Approval of the Minutes:

Chairman Turner asked the members to read the meeting minutes from September 12th, 2011. Chairman Turner stated that she would need a motion to accept meeting minutes. Travis Dierker made a motion to accept the minutes of September 12th, 2011 and Ken Scott seconded the motion. Motion Carried by voice vote.

Old Business: None

Scheduled Business:

- 1. To discuss and consider a Minor Subdivision Application and Final Plat, to divide a plot of land located at 785 Virginia Street for applicant Matthew Dettrich, Lot # 6 and 7 of Junge and Otten Addition. The Parcel is to be divided in two; the back parcel abutting Ferdinand will be purchased by the applicant pending Final Plat approval.**

Chairman Turner introduced to the Committee supporting documentation that was provided by the applicant. Board member, Doug Komo, asked if the applicant was planning on building a house on this property. Inspector Crowe informed the board that the applicant is planning on using this land as parking because the applicant has limited parking on the land that he currently owns. Doug Komo informed the board that he is aware of a creek that is located in the back of this land and asked Inspector Crowe if this creek is going to affect where the parking is going to take place. Inspector Crowe informed the Board that

there is a creek at the back of this property, but the creek will not affect the area where parking is to take place. Chairman Turner asked Inspector Crowe if this parking is going to be for just family vehicles and not intended for derelict vehicles. Inspector Crowe informed the Board that as far as he is aware this is for the applicant's parking only. Chairman Turner said that if she remembers right, those lots within that location are very small. Board member, Euvalda Young, said that she had drove by the applicant's home that is planning on purchasing the lot from Mr. Gunn and the applicant's home is real close to the existing lot line. Euvalda said that this land would provide the applicant with a side yard. Chairman Turner agreed. Chairman Turner informed the board that she needs a motion to approve the minor subdivision or not approve it and a second. Board member, Terry Gasaway, made the motion to approve the minor subdivision of Dettrich-Gunn and Euvalda Young seconded the motion. Motion carried by voice vote.

2. To discuss and consider the adoption of the 2009 International Mechanical Code with revisions.

Chairman Turner introduced the Committee to the documentation within their packs regarding the revisions of the 2009 International Mechanical Code. Chairman Turner read each section of the revisions pointing out the changes within each section. The board found an issue with section 106.5.1 Work commencing before permit issuance. Any person who commences work on a mechanical system before obtaining the necessary permits shall be subject to fifty (50) percent of the usual permit fee in addition to the required permit fees. The board recommends the addition of the wording (an additional) between the words "to" and "fifty (50) percent" in section 106.5.1.

The Board also found an issue with section 108.5 Stop work orders. Upon notice from the Code Official, work on any mechanical system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the condition as to which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after been served with a stop work order, except such work as the person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable by a fine of not more than five hundred dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. The board recommends the replacement of the wording "which" to (when) between the words "to" and "work is authorized to resume" in section 108.5.

Chairman Turner asked the Board if they would like Inspector Crowe to make the corrections to the revisions of the 2009 International Mechanical Code and bring the corrections before the Board at the next Planning and Zoning meeting or if the Board would rather have Inspector Crowe make the corrections and forward the corrected revisions to the Board of Alderman. Chairman Turner said that she would need a motion either way. Board member, Doug Komo, said that he is ok with the corrections being made and sending the revisions to the Board of Alderman. Motion was made by Board member, Doug Komo, and Board member, Travis Dierker, second the motion. Motion carried by voice vote.

Other Business:

Chairman Turner introduced to the Board an item that was not on the agenda, but needed to be addressed. This item is related to the City's current Ordinance regarding Minor Subdivisions. Chairman Turner informed the Board of the documentation regarding Appendix B The Land Subdivision and Mobile Home Park Regulation of St. Clair, Missouri within their packets and read out load Section 3. Jurisdiction and procedure - subsection (3.3) Minor Subdivisions. Chairman Turner pointed out that in this section regarding a Minor Subdivision, a final plat shall be prepared and no preliminary plat is required, thus allowing the final plat to bypass Planning and Zoning review. Chairman Turner informed the Board that Inspector Crowe has proposed an added sentence to the end of this section of the ordinance that states: "The Final Plat for a Minor Subdivision shall be reviewed by the Planning and Zoning Commission and the Board of Alderman." clarifying the review process. Chairman Turner informed the Board that she would need a motion to approve sending a recommendation to the Board of Alderman regarding the amendment of this sentence to the end of this section of the ordinance. Board member, Travis Dierker, made the motion and Doug Komo seconded the motion. Motion carried by voice vote.

Public Comments: None

Commission Member Items: None

Chairman Turner asked for a motion to adjourn. Board member, Doug Komo, made the motion to adjourn and the second was provided by Travis Dierker. Motion carried by voice vote. Meeting adjourned at 7:27 p.m.

Chairman Myrna Turner