



**MINUTES OF THE
CITY OF VALLEY PARK
PLANNING & ZONING COMMISSION MEETING
7:00 PM – SEPTEMBER 11, 2023**

**CITY HALL
320 BENTON STREET
VALLEY PARK, MO 63088**

PLEDGE OF ALLEGIANCE

Chairman Rich Schmitt called the meeting of the Valley Park Planning & Zoning Commission to order at 7:00 pm. The Pledge of Allegiance was recited.

ROLL CALL

Roll call was taken:

Chairman:	Rich Schmitt	Present
Members:	Alderman Randy Bowen	Present
	Lisa Fennewald	Present
	Sue Linebrink-Nemish	Present
	Tommy Rauls	Present
	Michael Wind	Present
Others present:	Tim Engelmeyer, City Attorney	
	Nathan Schauf, City Administrator	
	Matt Roskowske, Community Development Director	
	John Brancaglione, PGAV Planners	

APPROVAL OF AGENDA

Commissioner Wind made a motion to approve the agenda. The motion was seconded by Alderman Bowen. The motion passed on a voice vote.

Alderman Bowen made a motion to add approval of the minutes from the July Planning & Zoning Commission meeting to the agenda. The motion was seconded by Commissioner Rauls. The motion passed on a voice vote.

Commissioner Wind made a motion to approve the minutes from the July Planning & Zoning Commission meeting. The motion was seconded by Commissioner Rauls. The motion passed on a voice vote.

PUBLIC HEARING

An application to rezone the property commonly identified as 266 Vance Road from R-1 Single Family Residential to R-2 Single Family Residential and to rezone the property commonly identified as 2 Francis Avenue from NU Non-Urban to R-2 Single Family Residential. Application submitted by Yahl Homes, LLC.

John Brancaglione, City Planner, provided a summary of the rezoning request. He provided information about the differences between the R1, R2, NU, and PDR zoning classifications. He provided information about the floodplain location and proximity to the subject parcels.

Commissioner Wind stated the Commission is only tasked with considering the request for rezoning, not for the potential proposed site plan.

Commissioner Linebrink-Nemish inquired about flooding in the area. Mr. Brancaglione stated that any project, regardless of the zoning classification, would have to be compliant with rules and regulations created and enforced by the Metropolitan St. Louis Sewer District and the Missouri Department of Natural Resources.

Chairman Schmitt opened the public hearing at 7:16 pm.

Julie Yoder (166 Sorlee Drive) – Ms. Yoder expressed her frustration with steps Mr. Yahl has taken in his development of the subject properties. She inquired about a supposed previously denied project application and past requirements proposed to the applicant from the Metropolitan St. Louis Sewer District. Ms. Yoder expressed concerns about area safety, traffic, and impact to surrounding properties.

Kenny Wilkes (7 Francis Avenue) – Mr. Wilkes expressed concerns about safety. He expressed concerns about vehicular traffic on Francis Avenue and the increased number of cars in the area if twenty-six units are built on the property.

Kathy Smith (285 Highland Village Drive) – Ms. Smith stated she agrees with the concerns previously raised. She also stated she would encourage the Commission to protect the environment and the NU zoning district classification.

Chairman Schmitt stated that the Commission is not voting on the potential planned development now. The Commission is only considering the rezoning request. He stated that when this land was annexed into the City Limits, it was zoned as NU.

City Attorney Tim Engelmeyer described the process for reviewing rezoning requests and making a recommendation to the Board of Aldermen for final approval or denial. He described some of the questions that were presented to the applicant during the previous Planning & Zoning Commission meeting.

With no other residents expressing a desire to speak, Chairman Schmitt closed the public hearing at 7:46 pm.

There was discussion about the applicant's ability to develop the properties according to the existing zoning requirements.

NEW BUSINESS

An application to rezone the property commonly identified as 266 Vance Road from R-1 Single Family Residential to R-2 Single Family Residential and to rezone the property commonly identified as 2 Francis Avenue from NU Non-Urban to R-2 Single Family Residential. Application submitted by Yahl Homes, LLC.

Commissioner Linebrink-Nemis made a motion to deny the rezoning requests. The motion was seconded by Commissioner Wind. The motion failed on a roll call vote:

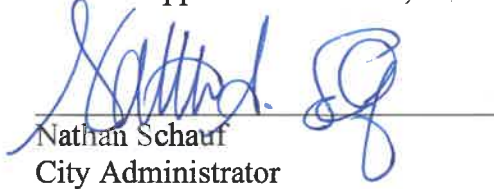
Yes:	Bowen, Linebrink-Nemish, Wind
No:	Fennwald, Rauls, Schmitt
Absent:	None

ADJOURNMENT

With no other business to consider, Alderman Bowen made a motion to adjourn. The motion was seconded by Commissioner Rauls. The motion passed on a voice vote.

The meeting adjourned at 7:55 pm.

Minutes approved October 9, 2023.



Nathan Schauf
City Administrator