**VILLAGE OF COUNTRY CLUB, MISSOURI**

**PLANNING AND ZONING BOARD MEETING MINUTES**

September 17, 2020

The Village of Country Club, Missouri Planning and Zoning Board, after giving proper notice IAW the Missouri Sunshine Law, held a public hearing at 6:00 pm on September 17, 2020 in the meeting room of the Village Hall, 6601 No Belt Highway. The purpose of the public hearing is to give Hansen Drive residents an opportunity to be heard on the proposed conditional use permit request submitted Andy Gingerich to operate a seasonal homebased business at 6109-6111 Hansen Drive, Country Club, Missouri. The meeting was called to order by Chairman Blake Roth. Members present Blake Roth, Larry Herner, Larry Sparks, and Bill Lutes, Also present Gary Chambers, Clerk. Absent Lori Severn and Laura Baade.

**PUBLIC PORTION**

**SPECIAL BUSINESS:** Andy Gingerich**,** 6109-6111 Hansen Drive, Country Club, Missouri is seeking a conditional use permit to operate a seasonal home-based business selling organic vegetables.

Brad Wolfing, 6405 Hansen Drive voiced his support for granting Mr. Gingerich’s request for

a conditional use permits.

Marilyn Long, 6201 Hansen Drive, opposes the conditional use permit based on traffic problems

created by customers traveling the narrow gravel road (Hansen Drive). Christina Ray, 6201 Hansen Drive also objected to the conditional use permit based on traffic and parking problems created by customers.

Kent Shipley owns property located at 6202 Glendale Road, Country Club, Mo behind Mr. Gingerich’s property. Mr. Shipley submitted a letter (attached) stating that he opposes a conditional use permit for the Mr. Gingerich’s home based business. Mr. Shipley and Mr. Gingerich had a disagreement regarding Mr. Shipley spraying for weeds on his property (Shipley’s). Mr. Gingerich said that he is planting man cactus plant to create a buffer between the two properties which will prevent spray residue from landing on his produce on windy days. Mr. Gingerich believes the buffer will prevent future disputes.

Mr. Gingerich discussed the possibility of graveling the property to the north for additional

parking spaces. He also discussed the parking spaces currently available for use on his property and the parking spaces his neighbor across the street allows him to use.

Mr. Roth explained to the residents that a conditional use permit is only valid for the property owner it is issued to. The property loses its conditional use permit status when ownership changes.

Mr. Roth offered a motion recommending that the Board of Trustees approve a conditional use permit for Mr. Gingerich’s home based business “Amish Andy’s Natural Produce’” subject to the following conditions: 1- Restrict parking on the east side of the street 2- Mr. Gingerich provides adequate parking for his customers. 3-Mr. Gingerich pays for signage required to direct customer parking. Motion second by Mr. Sparks. Motion approved by a vote of 4-0 in favor.

**ADJOURNMENT**

Mr. Roth asked if there was any further business. Since there was no new business, Mr. Sparks moved to adjourn, motion second by Mr. Herner. The motion to adjourn was approved by a vote of 4-0in favor. The meeting was adjourned at 6:44 p.m. The next meeting will be

October 13, 2020 6:00 P.M.

Minutes are approved as written. Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Time: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Blake Roth, Chairperson

Planning and Zoning Commission

Country Club Village, Missouri

ATTEST:

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Gary Chambers, Village Clerk