

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
RIVERSIDE, MISSOURI

Thursday, May 8, 2008  
7:00 p.m.

The Planning and Zoning Commission for the City of Riverside, Missouri, met in regular session in the Board of Aldermen Chambers at City Hall, 2950 NW Vivion Road, Riverside, Missouri.

Chair Barbara Snyder called the meeting to order at 7:00 p.m. Answering roll call were Evelyn Poe, Harold Snoderley, Ray Uhl, Al Bowman, Cheryl Melton, Art Homer, Mark Salyer, Stephen King and Mayor Kathy Rose. Members absent: Aaron Locke. Also present: Jackie Carlson from Shafer Kline and Warren Inc. and Sarah Wagner, Administrative Clerk.

Approval of Minutes from January 24, 2008            The minutes from January 24, 2008 were approved at the February 14, 2008 meeting. The minutes for February 14, 2008 will be included in the next packet.

Minor Change of Use- 1839 NW Vivion            Jackie Carlson from Shafer, Kline and Warren, Inc. gave a staff report to the Commission for a minor change of use permit for a photography studio located at 1839 NW Vivion Road. This was the old location for Social Suppers. The applicant Susan Robichaud will be the only employee. There will be no changes to the building and parking is adequate. Staff recommends approval

Commissioner Evelyn Poe commented that she thought that a minor change of use was done in house.

Carlson replied that there are three types of change of use permits. A minimal change of use is any tier I use to another tier I use and is decided by staff only. A minor change of use is any tier II use and it is approved by the Planning Commission only. A major change of use is any tier III use and is approved by the Planning Commission and the Board of Aldermen.

Commissioner Cheryl Melton moved to approve the minor change of use permit for Susan Robichaud Photography at 1839 NW Vivion Road.

Commissioner Harold Snoderley seconded and the motion passed.

Minor Change of Use- 619 Business Park            Carlson gave a staff report to the Commission for a minor change of use permit for Midland Steel Erection at 619 Business Park. The business will consist of a four person office and storage of tools and equipment with a minimal amount of welding. The previous use was for a courier service. The applicant will utilize about 6,000 square feet of the building. There is adequate parking and no signage or changes are proposed at this time. Staff recommends approval.

Commissioner Snoderley asked about the safety issues with the welding.

Carlson said that the Fire Department will have to conduct an inspection before a business license can be issued and the welding equipment must

comply with fire regulations.

Mayor Rose commented that the building looks vacant without any signage.

Commissioner Ray Uhl moved to approve the minor change of use permit for Midland Steel Erection at 619 Business Park.

Commissioner Al Bowman seconded and the motion passed.

Major Change of Use- 246  
Plaza Drive

Carlson gave a staff report to the Commission for a major change of use permit for Atlas Sales and Rentals at 246 NW Plaza Drive. The previous use for the space was for auto glass repair. The proposed business is an air conditioner rental and sales company that will be utilizing about 4,000 square feet of the building for a one person sales office and storage of their product. There is sufficient parking, no signage or alterations to the building are proposed at this time. Staff recommends approval.

Commissioner Poe moved to recommend the major change of use permit for Atlas Sales and Rentals at 246 NW Plaza Drive to the Board of Aldermen.

Commissioner Snoderley seconded and the motion passed.

Adjournment

Commissioner Al Bowman made a motion to adjourn.

Commissioner Uhl seconded and the meeting was adjourned.

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Sarah Wagner, Administrative Clerk