

City of Gerald Planning & Zoning

Meeting Minutes, Tuesday, January 6th, 2024 at 7pm

The City of Gerald Planning & Zoning Commission convened Tuesday, January 6th, 2024 at Gerald City Hall, 106 E Fitzgerald, Gerald MO. The meeting was called to order at 7pm by Chairman Linda Trest.

Members present were Linda Trest, Kelley Angell, Rudy Via, and Terry Larson. City Inspector Phil Pilgram was also present. Mayor Angie Koepke arrived later as a visitor.

Ryan Schweissguth and Thomas Ley of Cochran Engineering appeared with Nathan Hiatt as visitors on the agenda.

Agenda Approval

Commissioner Angell made the motion to approve the Agenda and was seconded by Commissioner Larson. All voted to approve.

Visitors

Ryan Schweissguth and Thomas Ley of Cochran Engineering spoke on behalf of property owner Nathan Hiatt. He presented requests for a variance and lot consolidation for property at the junction of Hwy Y, Industrial Dr and Main St. A variance was requested for the 25 ft setbacks on Main St and Hwy Y to be reduced to 20 ft in order to accommodate their building plans. A motion was made by Commissioner Angell to approve the variance and was seconded by Commissioner Via. All voted to approve. A request was also made to consolidate the 2 lots into 1 lot. Commissioner Via made the motion to approve the consolidation of the 2 lots and was seconded by Commissioner Angell. All voted to approve. Commissioner Angell will submit the Recommendation to the Board of Aldermen for both requests. Inspector Pilgram wanted to make the owner and engineers aware that there may be old water drainage lines found during construction and they will have to be rerouted at the owner's expense.

Minutes

Minutes for the December 5th, 2023 meeting were reviewed. Commissioner Larson made the motion to approve and was seconded by Commissioner Via. All voted to approve.

Report from Previous City Meeting – Linda Trest - None

Report by the City Inspector Phil Pilgram

Inspector Pilgram's reports were discussed and reviewed. He reported that Dollar General has received their final occupancy permit however they have experienced issues over the weekend and the Health Department requested he re-inspect this week due to electrical issues. He also reported that the gas station foundation is completed. The new gas station site will be completed in two stages.

Inspector Pilgram reported on the list of possible dangerous buildings we discussed at the last meeting – 1) the building at 339 S Main St because of the safety issues found by the fire department – Inspector Pilgram will follow up with the owner Bob Borgmann to see how much work has been completed since his inspection. The tenants on the 2nd floor have moved out since then. Besides the electrical issues he also found that the building probably needs a new roof. 2) the green 2-story house at 525 Walnut with the broken out windows - is supposed to be torn down soon. 3) the Hale's Fireworks buildings reported to have flooded basements and unsecured exterior door(s) – the east building was posted as a dangerous structure because of the damaged exterior doors and reported flooded basement – the water in the basement has been pumped out and he will be inspecting the foundation for damage caused by the standing water.

Also the electrical hookup to the building is not up to code. He has not inspected the other building because of a lack of complaint. 4) the old VFW Hall at the end of Main Street – Mayor Koepke reported that Nick Grube has contacted the Owensville VFW and is working with them regarding the issues.

Old Business

Main Street District – Chairman Trest reported that a citizen committee is being formed by Mayor Koepke to create a Main Street District. The topic can be taken off our agenda but she will be able to keep us updated as needed.

Annexation – Mayor Koepke reported she is expecting an update from MODOT soon. She is also trying to get them to work on repairing/installing sidewalks along Hwy 50 similar to the work done in Union. Chairman Trest stated that the sidewalks at Hwy 50 and Main St are especially in need of repair.

New Business

Air BnB's/Lodging – Several items to discuss in more detail at the next meeting is - 1) how often Inspector Pilgram needs to inspect the units. 2) how we will ensure inspections are done. For example, must be completed prior to receiving the yearly business license. 3) in what zones they will be allowed.

Ongoing Projects (As Time Allowed)

Announcements None

Next Scheduled Meeting March 5th, 2024 at 7pm.

Adjournment Motion to adjourn was made by Commissioner Angell at 8:03pm and seconded by Commissioner Via. All voted to adjourn.

