

City of Gerald Planning & Zoning

Meeting Minutes, Tuesday, June 4th, 2024 at 7pm

The City of Gerald Planning & Zoning Commission convened Tuesday, June 4th, 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, Tim Tirre, Rudy Via, Otis Schulte and Terry Larson. City Inspector, Phil Pilgram, was present along with 5 visitors – Jerod Blankenship, Diana Smith, Steve & Amy Price and Wendy Turnbough.

Agenda Approval

Commissioner Via made the motion to approve the Agenda and was seconded by Commissioner Schulte. All voted to approve.

Visitors

Jerod Blankenship addressed the Commission regarding digital billboards. He asked for a zoning change to allow digital billboards in B1 zones or to grant a variance to allow it on the property he is planning to purchase that is zoned B1. He relayed more info on digital billboards to the Commission. The life expectancy of a billboard is approximately 15 years. MODOT requires they be 1400 ft or more apart in case someone wants to put up another one later on but P&Z can change that. He is considering a sign that could be 10x18 but MODOT requires that signs be less than 800 sq ft in size. He suggested the benefits to the City would be people seeing ads and they will hire these companies and they would spend money in our town at the gas station, the grocery store, etc. We decided to table the issue until we can gather information on what other towns may have in their ordinances regarding digital or other billboards in order to gather ideas to add an ordinance – cities of Oak Grove, Washington, Union were suggested. It was suggested that the fastest and easiest way to accommodate him would to allow his request would be to do a variance. Since he stated that time is of the essence it was suggested we could have a special meeting rather than wait until July's meeting.

Minutes

A motion was made by Commissioner Schulte and seconded by Commissioner Larson to approve the minutes from May 7th, 2024. All voted to approve the minutes.

Reports

Report from City Meeting – Linda Trest She reported that the regulations we suggested for Airbnb's & bed and breakfast establishments have been submitted to the Board.

Building Inspector – Phil Pilgram His reports were reviewed and discussed.

Unfinished Business

Digital Billboards This was discussed in the Visitors Section of the Agenda

New Business

Preparation for the Public Hearing for Annexation Chairman Trest reminded us the hearing will be at 6pm tomorrow evening, June 5th, at the Lions Hall. Chairman Trest will be making a short presentation regarding our recommendation to the Board. She read a draft of her speech for our approval and input.

Historic District Chairman Trest reported that we were asked to take on this project by the Board. She gave a brief summary on work that had been done in the past on the topic by a group of citizens that were tasked to create a City Plan.

Petition for Amendment to Zoning Code – 611 W Lincoln from B1 to R2 After reviewing the documents supplied by the City Clerk, Commissioner Angell made the motion to recommend the change to the Board. Commissioner Tirre seconded the motion and all voted to approve.

Visitor Addressed the Commission Visitor Wendy Turnbough addressed the commission for three minutes regarding her objections and questions regarding the proposed annexation along Hwys 50, H and Y.

Ongoing Projects (As Tie Allows) – None

Announcements – None

Next Scheduled Meeting is July 2, 2024 at 7pm

Adjournment

Commissioner Angell made the motion to adjourn the meeting at 8:30pm and was seconded by Commissioner Via. All voted to approve the motion.