

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF MAY 11, 2020**

**PAGE 1**

As a precautionary measure to help prevent exposure and the spread of COVID-19, the regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, adjusted the format of its May 11, 2020 meeting. The meeting was conducted by video/audio conference. In lieu of an open forum, the public was invited to submit written comments via email to [zgreatens@bridgetonmo.com](mailto:zgreatens@bridgetonmo.com). The Planning and Zoning Commission and City staff participated in this meeting via video/audio conference off-site.

The meeting was called to order on Monday, May 11, 2020 at 7:00 p.m. via video/audio conference off-site, by Chairman Claude Buchheit.

Members present: Kerstin Adelt, Joy Bush, Sonny Costa, Jim Gaston, \*Keith Gillming, Joe Holtsnider, Lyle Woodruff, Chairman Claude Buchheit  
\*Keith Gillming arrived at 7:11 pm after the vote was taken

Members absent: Chris Peoples, Bob Teahan

Also present: Zach Greatens, Planning & Zoning Officer  
Sue Glazer, Recording Secretary

The applicant, John Gross, was also included in the video/audio conference call.

**1. APPROVAL OF MINUTES**

Mr. Woodruff moved, and it was seconded by Ms. Bush, to approve the minutes of April 13, 2020. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

Mr. Holtsnider moved, and it was seconded by Mr. Woodruff, to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

**3. PUBLIC HEARINGS**

There were no Public Hearings.

**4. PENDING MATTERS**

There were no Pending Matters.

**5. OTHER BUSINESS**

**#20-PZ-04 Request for Final Plat approval of a minor residential subdivision, "3145 Smiley Road Addition," to subdivide approximately 2.332 acres into two (2) lots, zoned "R-1" Single Family Dwelling District located at 3145 Smiley Road. Submitted by John C. Gross.**

Mr. Greatens said this is a request for Final Plat approval for a major residential subdivision, "3145 Smiley Road Addition". Last year the property owner subdivided the lot at 3145 Smiley Road into two lots (front lot and back lot) as approved by Ordinance 20-01 on January 2, 2020. The Ordinance required that they provide an access easement from Smiley Road. That final plat was approved and recorded. Since the front lot is greater than two (2) acres, the R-1 zoning allows for a minimum lot size of one (1) acre and 100 feet frontage. He is splitting the front lot which is Lot 1 into two (2) lots as depicted on the plat. Staff notified all the applicable agencies that are required. There have been no

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**PAGE 2**

objections. The proposed Final Plat conforms to the requirements of the Subdivision Regulations and Zoning Ordinance.

The applicant, Mr. John Gross, 3120 Smiley Road, said he appreciates the City's time and consideration of this. He said he has a tenant for the lot that has a house on it and the tenant wants to buy it. Mr. Gross said hopefully a house will be built on the other lot.

**Mr. Holtsnider moved, seconded by Mr. Woodruff, to approve Application #20-PZ-04.**

Roll Call Vote:

Ayes: Kerstin Adelt, Joy Bush, Sonny Costa, Jim Gaston, Joe Holtsnider, Lyle Woodruff, Chairman Claude Buchheit

Nays: None

Members absent: Chris Peoples, Bob Teahan, Keith Gillming arrived after the vote was taken.

The motion to approve **carried** on a vote of (7 for – 0 against), and Application #20-PZ-04 will be forwarded to the City Council for further action.

**6. STAFF UPDATE**

Staff updated the Commission on upcoming projects. The next scheduled meeting is June 8, 2020.

**7. EX-OFFICIO REPORT**

There was no Ex-Officio report.

**8. ADJOURNMENT**

It was moved by Mr. Woodruff and seconded by Mr. Holtsnider, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:13 p.m.

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Claude Buchheit, Chairman