

October 4<sup>th</sup>, 2010 6pm  
City Hall Annex Bldg.

Planning & Zoning Commission Meeting - Minutes

Danny Hampton, Chairman, called the meeting to order at 6:07pm

Roll Call:

Present:

Dennis Bowers, Bj Friedly, Aydogan Girgin, Danny Hampton, Danielle Haynes,  
Wes Wiley, Mayor Justin Brown, Sandra Underwood.

Absent:

Aldерwoman Patricia Puttonen  
Mike Allen

Kim Henderson (end of term was Oct 2010)

Motion to accept old Minutes

- Mayor Brown
- 2<sup>nd</sup>, BJ Friedly
- Motion Carried, all present in favor.

Ordinance Committee Report:

They went through the first section of zoning regulations and addressed adding Clinics to C-1 under 'uses permitted upon review'

Definition of Hospitals, add to C-2 Zoning above 'hospitals for animals'

Adding P 1-3 to Zoning District section, Public

P-1 Parks

P-2 Schools

P-3 Cemetary

Change agricultural to Brown color

Define Drive Through Restaurant

Add Bed & Breakfast to "Home Occupation"

Need to address Animal Breeding, definition of Livestock and compare to the City definition.

The committee wants to present all suggested changes when finished going through the zoning regulations.

Commission discussed defining Farms in the Regulations, suggesting a minimum acreage and to follow state precedent i.e. Acreage per animal, possibly breaking up agriculture into A-1 and A-2 etc...

Comprehensive Plan Committee presentation from Wes Wiley

Two Options/Types:

400.050 General Provisions through Definitions

from the Class 4 Cities of Des Peres, MO and Poplar Bluff, MO

One very detailed with census data incorporated into a large report versus a very vague/open type comprehensive plan from the other city.

Would like to email two mocked up Windsor versions, one very conservative, and

one very liberal to all members to receive feed back

Committee overall voiced their favor for the more general Comprehensive Plan, there is not funding from the city for a 111pg detailed comprehensive plan.

Wes Wiley will send links to these online Comprehensive plans to members to review in their spare time.

Dennis Bowers showed the Commission the map he obtained from the Henry County Assessors Office, Map Division. Dated 1994 and it was compared to the color 1996 map on file with the Windsor City Clerks Office.

A satellite map was also shown to the committee.

Discussion of Amnesty Rezoning Day for questionably rezoned properties from past 13 years.

Motion to have Mayor Brown contact Bill Hamilton to start paperwork to start rezoning prosses and recommend to waive \$100 application fee if the zoning is found to be a city error.

Wes Wiley.

2<sup>nd</sup> BJ Friedly

Motion Carries, all present in favor

Discussion of dividing city up into Quarters by Benton St. & Main Street and rezone them one quarter at a time, sending out letters to propery owners when the zoning will change.

Discussion of presenting a list of Animal or Livestock definitions to the board of Alderman to accept our definition of livestock into the city Ordinances to eliminate confusion between the Commission & Board of Aldermen.

Motion to make Public Hearing for Bill Hamilton's application at 6pm first Monday in November 2010 and set regular meeting for 6:05pm same day.

- Dennis Bowers

- 2<sup>nd</sup>, Aydogan Girgin

- Motion Carried, all present in favor.

General Meeting Discussion:

Motion to adjorn this regular meeting of the P& Z Commission 7:25pm

- Dennis Bowers

- 2<sup>nd</sup>, Wes Wiley

- Motion Carried, all present in favor.

Minutes by Danielle Haynes