

P&Z

Montgomery County Planning and Zoning

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February 15, 2024

Planning and Zoning Commission:

Dear Member,

Hello all! Seems we just can't shake these winter storms, I for one am not looking forward to another 2-4 inches of snow. Hopefully it has all melted by our next meeting. Speaking of our next meeting, it will be February 20, 2024 at 7:00 p.m. in the Planning and Zoning Office, come about 30 minutes early for some pizza, tea and/or lemonade. Enclosed you will find minutes from the January 16 and February 7 meetings; as well as the proposed changes to Chapter 19 and Chapter 24. Please call to let me know if I need to order pizza for you by noon on Tuesday, see you all on Tuesday, February 20, 2024 in the Planning and Zoning office of the Annex at 7:00 p.m. (or earlier), below is the agenda for the evening.

Sincerely,



Donna Viehmann
Zoning Administrator

cc: file

enclosures

Montgomery County Planning and Zoning
Monthly Meeting, Tuesday, February 20, 2024
At 7:00 p.m.

In
Planning and Zoning Office of Annex
Topics:

1. Approval of Minutes from previous meetings
2. Items on ZEO desk
3. Review Chapter 24-Communication Towers
4. Review Chapter 19-Industrial District
5. Monthly totals
6. Other
7. Adjourn

Minutes of monthly meeting
Meeting Date: January 16, 2024

Meeting was called to order at 7:00 p.m. in the Montgomery County Commissioner's Room by chair Bob Combs.

Members present: Ray Heldt, Bob Combs, Roy Cope, Kerry Ecton, Randy Overkamp, and David Rhodes.

Members not present: Jeff Moore.

Minutes from the monthly meeting August 15, were presented. Roy Cope moved to accept minutes as written. Ray Heldt seconded motion. Voice vote was cast. Motion passed.

Yearly totals for 2023 were passed around and discussed.

The 'Start or Grow your Business' flyer for February 28, 2024 was passed around. ZEO asked the board members to pass out flyers and are welcome to attend if they would so like.

Chapter 24-Communication Tower was reviewed. Roy Cope moved to add language under "Article 3. Permit – Prior to approval of any application for a new tower, the tower owner shall submit a signed and notarized document guaranteeing that they allow local and public service providers to use the tower at a reduced price or no charge. The County Commission will determine which agencies can take advantage of the provision." Ray Heldt seconded motion. Voice vote was cast. Motion passed.

Randy Overkamp asked that we look at Chapter 19- "M" Industrial/Manufacturing District and change the Maximum Height to 200 feet. Ray Heldt moved to change wording of Maximum height to 200 feet. Randy Overkamp seconded motion. Voice vote was cast. Motion passed. Both of these chapter changes will take a public hearing, ZEO stated she would try to have paperwork ready for a March or April hearing.

ZEO told the board Mr. Payne had ask for another conditional use application so he can request more dates for his motorcycle events. The board said Mr. Payne had yet to comply with the hearing held in 2021. ZEO needs to reach out to P&Z attorney to ask for advice and guidance on the subject.

ZEO state she had a meeting with the Greater Economic Develop Group later in the week to discuss Chapter 100's vs. the contribution agreement for solar farms. During this discussion questions arose about permit fees and if ZEO waves said fees. ZEO stated she did not wave fees but the County Commission had the ultimate decision. All board members present were adamant they did not want permit fees waved.

Randy Overkamp moved to keep 2024 officers the same as last year; Bob Combs-Chair, Roy Cope-Vice Chair, Dave Rhodes-Secretary. Ray Heldt seconded motion. Voice vote was cast. Motion passed.

Morgan Madison with Plaza Realty had sent ZEO an email with links on a specific type of project her clients would like to propose off Motley Road on 19 acres. The clients would like to place 7 small unique cabins on the 19 acres with a common area of a pool, sauna, and hot tub. The board reviewed the email and the links attached. The board determined they would call this a resort/campground, a hearing would be needed and the building sizes needed to be 850 square foot are larger.

ZEO shared Exhibit A-site plan of the Azurite Solar Farm application. The board said they understand why the landscaping is not under the big power lines, but a visual barrier needed to be in this place, such as plastic slats in the fence. Landscaping also needed to be placed down each side of the Mid-American Raceway Blvd. The board also stated they wanted to see the entire sales contract showing the dates and stipulations on whether this project will trade hands.

Randy Overkamp stated he recently toured the Beef Packing Plant outside of Wentzville.

Randy Overkamp, Dave Rhodes and Roy Cope all expressed interest in touring the Azurite Solar Farm on January 22, 2024. ZEO needs to text them and remind them they meeting starts at 1pm in the Planning and Zoning Office.

Dave Rhodes moved to close meeting. Kerry Ecton seconded motion. Voice vote was cast. Motion passed. Meeting ended about 8:30 p.m.

Minutes of monthly meeting
Meeting Date: February 7, 2024

Meeting was called to order at 6:30 p.m. in the Montgomery Annex, Planning and Zoning Room by vice- chair Roy Cope.

Members present: Ray Heldt, Roy Cope, Kerry Ecton, and David Rhodes.
Members not present: Jeff Moore, Bob Combs and Randy Overkamp.

ZEO went over her review of the Azurite Solar Farm application. Landscaping, road access and road width was discussed. ZEO is waiting on new site plan with changes discussed at site walk, signage requirements and changes to Exhibit D-Landscaping Screening Plan. ZEO stated she would approve application if she received all changes requested by noon on Friday, February 9, 2024.

Dave Rhodes moved to close meeting. Kerry Ecton seconded motion. Voice vote was cast. Motion passed. Meeting ended about 8:30 p.m.

CHAPTER 24-COMMUNICATION TOWERS

ARTICLE 1. PURPOSE

- A. To provide uniform guidelines for the placement and appearance of communication tower situated on a single parcel of land and used within the unincorporated areas of Montgomery County.

ARTICLE 2. BULK REGULATIONS

- A. Minimum distance of fifty (50) feet from nearest street or roadway.
- B. The minimum standard setback from all adjoining property boundaries and/or residential structures shall be equal to one foot of setback for each foot of tower height, or; an engineer's design of fall zone with licensed structural engineer's stamp on design.¹

ARTICLE 3. PERMIT

- A. Any person wishing to place a communication tower in an unincorporated area of the County shall make proper Application with the Zoning Enforcement Officer.
- B. The ZEO shall issue proper Permits and/or Certificates for same after verifying that all rules and regulations of this Order are complied with and all applicable fees have been paid.
- C. Any person wishing to place a communication tower in an unincorporated area of the County shall show documentation to ZEO of meeting with County Commission or other appropriate authority verifying possible spot placement for County Emergency Services on the tower.

ARTICLE 4. DISCONTINUATION OF USE

- A. If use of a communication tower is discontinued the owner must remove the tower within one year of the date that use is discontinued.

ARTICLE 5. APPEARANCE

- A. Area at base of tower is to be attractively landscaped and maintained free of clutter.

¹rev. Feb 19,2008

CHAPTER 19 - "M" INDUSTRIAL/MANUFACTURING DISTRICT

ARTICLE 1. PURPOSE

- A. To provide Zoning Districts within the unincorporated areas of Montgomery County for the location of businesses associated with the production, cleaning, servicing, storage, testing, repair, etc. of products, goods and materials.
- 1. While such districts will be conveniently located near existing urban developments and easily accessible to major transportation routes, care will be taken to protect the residents and land of adjoining property from any by-products of such industries (i.e. noise, vibration, smoke, dust, toxic materials, odors, fire, glare, explosion, and other such inconveniences and hazards) which would be detrimental to quality of life and safety.

ARTICLE 2. BULK REGULATIONS

Maximum Height	=	150 feet *-200 feet
Minimum Depth of Front Yard	=	30 feet
Minimum Depth of Rear Yard	=	30 feet
Minimum Width of Side Yards	=	30 feet
Minimum Lot Area	=	12,500 square feet (to accommodate all requirements, septic to be a major determining factor)
Minimum Building Size	=	2,600 square feet
Minimum Parking Area	=	Adequate to meet needs of operation

*changed 10/16/12