

**MINUTES OF BOARD OF TRUSTEES MEETING
JULY 23, 2018
PUBLIC HEARING MEETING
VILLAGE OF CLAYCOMO, MISSOURI**

The recessed Work Session Meeting of July 16, 2018, was called to order at 6:03 pm, by Chairman McClure.

Trustee Goeller moved to adjourn the Work Session Meeting of July 16, 2018, seconded by Trustee Hook. Trustees Thompson and Sulzberger abstained as they were not in attendance. Trustees Goeller, Hook and Chairman McClure, All yea. Motion carried.

The Public Hearing of July 23, 2018, regarding the rezoning of 422 NE Dickinson Lane from Residential to Commercial, was called to order at 6:04PM. Those Present: Trustees Dale Goeller, Daryl G. Hook, Norma Sulzberger, Greg Thompson, and Chairman Roxanna McClure, Police Chief Matt Coonce and Village Clerk Sheri Chapman.

Chairman McClure opened the floor for public comment.

David Shatz, attorney for B.C. Hardscapes, along with owners Randy Grego and Kody Downing, addressed the Board of Trustees in presenting additional drawings and information. His proposal stated that the owners, B.C. Hardscapes are willing to beautify the area by adding rock, berm, privacy fence and trees on the back of the property for privacy of the adjoining property. He noted that area is overgrown and the owners were willing to discuss options regarding the changes to beautify the area. Mr. Shatz added that Pizza Hut and Cater Time are on either side of the property. In addition, Cater Time's fence line is consistent to the proposed property change.

Trustee Goeller asked what the intentions were for the future of the property. Mr. Grego stated at this time it is for parking in the commercial area and the green grass in their illustration presented at the meeting. They confirmed there was no plan for space at this time. Mr. Shatz stated they had a watershed study available for review to show they are working to improve the area to be careful of run off as well. Mr. Grego and Mr. Downing made themselves available for questions.

Dixie Edwards, Business Owner, stated she was against the rezoning. She addressed her concerns regarding the property that B.C. Hardscapes currently resides on in the Village and the look of the equipment and property, specifically behind the Gun Shop and Pizza Hut.

Terry McGowan, 37 N Emerson, shared that he was concerned about a business coming back into the neighborhood and the cause of runoff.

Amber Goodwin, 42 N Browning St., strongly objected. She was concerned about the effect on her property value. In addition, she would not appreciate the noise the business will cause, as she already hears Cater Time as it is so close. She didn't want them to take out the green space. She added that they could place a business in the first 200 feet without affecting the property by the residents.

Trustee Thompson noted that the Zoning Board is not in support of the change and six residents were there in protest, but this is a tough situation. The Village needs tax dollars and business.

Trustee Hook noted that B.C. Hardscapes is an important business in the community. They keep the front of their business very clean but he was concerned because there are back areas and other properties that have issues.

The Board discussed briefly sales tax and budget issues. They noted the tax calculations of commercial and residential property.