



Public Notice posted in accordance with 610 RSMo as amended
Date/Time Posted: Wednesday January 8, 2025, 12:00 p.m.

PLANNING AND ZONING COMMISSION AGENDA
300 Hoven Drive Pacific, MO 63069

TUESDAY, January 13, 2025
7:00 P.M.

This meeting is open to the public.

The meeting will be streamed live on the City of Pacific YouTube channel:
<https://www.youtube.com/channel/UC9dxzhHQBwPulQJC1N6TSig>

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES: From November 25, 2025**
- 4. PUBLIC COMMENT / PARTICIPATION**
- 5. PUBLIC HEARING**
 - A. **PZ 2025-17: Conditional Use Permit, Rhea Rose & Diana Han, applicant.** *A public hearing to consider an application for a Conditional Use Permit (CUP) at 1505 Cypress Drive, Pacific, MO 63069 (Franklin County Parcel #19-6-14.0-1-007-090.600). The applicant has submitted a request for a Conditional Use Permit (CUP), for obtaining the zoning entitlement to operate a short term rental on the property in question.*
- 6. NEW BUSINESS**
 - a. **PZ 2025-17: Conditional Use Permit, Rhea Rose & Diana Han, applicant.** *A public hearing to consider an application for a Conditional Use Permit (CUP) at 1505 Cypress Drive, Pacific, MO 63069 (Franklin County Parcel #19-6-14.0-1-007-090.600). The applicant has submitted a request for a Conditional Use Permit (CUP), for obtaining the zoning entitlement to operate a short term rental on the property in question.*
- 7. OLD BUSINESS**
- 8. COMMITTEE REPORTS**
 - a. Board of Aldermen
 - b. Board of Adjustment
 - c. Zoning Officer
- 9. ADJOURNMENT**

This Meeting is Open to The Public

Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

**CITY OF PACIFIC
PLANNING & ZONING MINUTES
November 25, 2025 at 7:00 p.m.**

Call to order: The meeting of the Planning & Zoning Commission was called to order by Chairman Bruns at 7:00 PM on Tuesday, November 25, 2025. The Public was able to attend in person.

Roll Call: Chairman Bruns, Commissioner Koelling, Commissioner Goodman, Commissioner Summers, Commissioner Love, Commissioner Aycock, Commissioner Wymer.

Absent: Commissioner Marhanka.

City Staff: Alderman Lesh, City Engineer and Zoning Officer Gironde, Building Department Clerk Bauguess.

Approval of Minutes: Regular meeting on October 25, 2025.

Motion made by Commissioner Love, seconded by Commissioner Koelling to approve. A voice vote was taken with an affirmative result. Opposed: none.

Public Comment-

Public Hearing-

- A. **PZ 2025-16: Conditional Use Permit, Dalton Stoltz, applicant.** *A public hearing to consider an application for a Conditional Use Permit (CUP) at 2806 W Osage Street, Pacific, MO 63069 (Franklin County Parcel #19-2-10.0-0-007-023.200). The applicant has submitted a request for a Conditional Use Permit (CUP), for obtaining the zoning entitlement to conduct a car dealership. The property is zoned "C-2", Arterial Commercial District. Under Section 400.130 a car sales would be subject to a CUP and such other restrictions and conditions as deemed necessary.*

City Engineer and Zoning Officer Gironde presented the staff report. Dalton Stoltz, 2806 W. Osage St., stated he has been a licensed dealer for seven years and is relocating from St. Clair to Pacific, where he grew up. Chairman Bruns asked if he currently operates a dealership. Mr. Stoltz confirmed he does. Commissioner Love noted the application mentioned plans to "make it bigger and nicer" and asked for clarification. Mrs. Stoltz explained they intend to remodel the building, clean up the property, improve the parking lot and lighting, and renovate the building to make it more presentable.

New Business-

- a. **PZ 2025-16: Conditional Use Permit, Dalton Stoltz, applicant.** *A public hearing to consider an application for a Conditional Use Permit (CUP) at 2806 W Osage Street, Pacific, MO 63069 (Franklin County Parcel #19-2-10.0-0-007-023.200). The applicant has submitted a request for a Conditional Use Permit (CUP), for obtaining the zoning entitlement to conduct a car dealership. The property is zoned "C-2", Arterial Commercial District. Under Section 400.130 a car sales would be subject to a CUP and such other restrictions and conditions as deemed necessary.*

Motion by Commissioner Goodman, second by Commissioner Aycock to recommend approval of PZ 2025-16. Ayes: Commissioner Koelling, Commissioner Goodman, Commissioner Summers, Commissioner Love, Commissioner Aycock, Commissioner Wymer, Chairman Bruns. Nays: 0. Abstain: 0. Motion carries.

Old Business-

- a. **PZ 2025-14: Lot Split Plat – Gwendolyn Sage, applicant.** *The applicant is seeking lot split plat approval for the subdivision of the current lot into two parcels generally located at 1722 Highway N (Franklin County Parcel ID: 19-1-11.0-4-099-200.000). (Tabled 10-28-25)*

Motion by Commissioner Wymer, seconded by Commissioner Love, to untable PZ 2025-14 for discussion. Voice vote; motion carried.

City Engineer and Zoning Officer Girono presented the staff report that the site plan has been updated that easement designated on Smith Lane.

Motion by Commissioner Goodman, second by Commissioner Koelling to recommend approval of PZ 2025-14. Ayes: Commissioner Koelling, Commissioner Goodman, Commissioner Summers, Commissioner Love, Commissioner Aycock, Commissioner Wymer, Chairman Bruns. Nays: 0. Abstain: 0. Motion carries.

Committee Reports-

a. Board of Aldermen

Alderman Lesh states that there are no topics to planning and zoning coming up on next meeting.

b. Board of Adjustment- None

c. Zoning Officer

City Engineer and Zoning Officer Girono reported that inquiries continue to come in and he remains in communication with the Building Department on updates. He stated that a CUP hearing will be held on December 9 at 7:00 PM for 1500 Cypress Dr. to operate a short-term rental. Chairman Bruns asked if the property was in another subdivision, and Mr. Girono confirmed it was, noting it is the same applicant as the previous request. Commissioner Goodman asked who is responsible for policing unpermitted short-term rentals. Chairman Bruns responded that no one currently is. Commissioner Goodman added that there is a high likelihood that such rentals exist in the City. Alderman Lesh states I don't know that there's anybody that going around policing it, but if somebody gets a notification, I believe that would be coming through any call into the city and it would make its way through now both code enforcement, Mr. Overschmidt, and City Administrator. Girono noted that short-term rentals are required to have business licenses and other approvals, and residents should report any suspected unpermitted rentals. Commissioner Goodman suggested checking Vrbo listings. Chairman Bruns asked Mr. Girono to review all rentals in Pacific. Mr. Girono agreed and said he would report back at the next meeting.

Motion made by Commissioner Wymer, seconded by Commissioner Goodman to Adjourn. A voice vote was taken with an affirmative result.

Meeting adjourned at 7:12 p.m.

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

**Conditional Use Permit
1505 Cypress Drive., Pacific MO
Franklin County Locator ID: # 19-6-14.0-1-007-090.600**

The City of Pacific Planning and Zoning Commission will conduct Public Hearings on **Tuesday, January 13, 2025** at 7:00 P.M. at the Pacific Government Center, 300 Hoven Drive, Pacific MO to hear comments on the following proposals:

PZ 2025-17: Conditional Use Permit, Rhea Rose & Diana Han, applicant. A public hearing to consider an application for a Conditional Use Permit (CUP) at 1505 Cypress Drive, Pacific, MO 63069 (Franklin County Parcel #19-6-14.0-1-007-090.600). The applicant has submitted a request for a Conditional Use Permit (CUP), for obtaining the zoning entitlement to operate a short term rental on the property in question.

Interested parties may comment during the Public Hearing at the specified date and time. Copies of the application are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 p.m. Copies are also available online at www.pacificmissouri.com. If you should need additional information, please contact A.J. Girondo, Zoning Officer or Tiffany Wilson, by telephone at 636-385-5648 or by email at agirondo@gbateam.com or twilson@pacificmo.gov.



16305 Swingley Ridge Road
Suite 300
Chesterfield, MO 63017

11/18/2025

City of Pacific, MO
300 Hoven Drive,
Pacific, MO 63069

SUBJECT: Staff Report – 1505 Cypress Drive
Conditional Use Permit Application

PZ-2025-XX: Conditional Use Permit –1505 Cypress Drive.

Existing Zoning: R1-A Single Family District

Existing Use: Single Family Residence

Proposed Use: Short Term Vacation Rental Property

Comprehensive Plan Future Land Use: Residential

This is the proposed conditional use permit for the parcel located at 1505 Cypress Drive (Parcel ID: 19-6-14.0-1-007-090.600) and currently located inside the limits of the City of Pacific. The applicant has applied for a conditional use permit of the parcel for short-term vacation rental in a R1-A Single Family District.

This property lies on Cypress Drive within Hawthorne Estates which is comprised of single-family homes. The home is an existing home that is currently vacant and for sale. Under the zoning code for R1-A districts a short-term vacation rental requires a conditional use permit and that rental must also comply with the regulations under “Section 400.237 Short-Term Vacation Rentals”.

The requested use of a short-term vacation rental within the R1-A zoning district is allowed with a conditional use permit. This would allow the residence to be used as a short-term rental in a single-family residence as required in Section 400.237. This would place the short-term rental amongst many other single-family homes and families within the neighborhood. In a review of the adjacent owners and addresses it appears most of the homes are owned as a residence and there are not many apparent rentals within the immediate area within the subdivision. This could cause concern with surrounding homeowners of short-term vacation rental tenants within their subdivision.

The proposed use is allowed in a R1-A district with a conditional use permit and compliance with Section 400.237. This is a potential short-term vacation rental within a neighborhood of other single-family residences, or long-term rentals, that are not of the same use, we would not recommend approval of the conditional use for the parcel at 1505 Cypress Drive (Parcel ID: 19-6-14.0-1-007-090.600) in a R1-A Single Family District.

Please let us know if you have any questions or comments regarding this report.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "A.J. Girondo III", with a stylized flourish at the end.

A.J. Girondo III, P.E.
Associate

CITY OF PACIFIC

Conditional Use Permit Application

300 Hoven Dr, Pacific, MO 63069

636-271-0500 ext 221

www.pacificmo.gov



Applicant Information:

Rhea Rose and Diana Han

Applicant Name

4022 Sunrise Blvd Ste 120 Bx 363 Rancho Cordova, CA 95742

Applicant Address

530-295-7635

Applicant Phone #

rhearose417@gmail.com

Applicant Email

Rhea Rose
Applicant Signature(s)

Property Owner Information:

Rhea Rose and Diana Han

Property Owner's Name

4022 Sunrise Blvd Ste 120 Bx 363 Rancho Cordova, CA 95742

Property Owner's Address

530-295-7635

Property Owner's Phone

rhearose417@gmail.com

E-Mail

Rhea Rose
Property Owner Signature(s)

Property Information:

1505 Cypress Drive, Pacific MO, 63069

Address for which CUP is being sought

Vacant/Single family home

Short-Term Rental

Current Property Use

Proposed Property Use

The following factors justify this CUP request (attach additional information if necessary):

Currently home is a vacant single family home for sale; purchase is contingent on CUP for short term rental

Please Read:

The application will not be complete unless it is accompanied by the following items:

- the required filing fee of \$250 (residential/nonprofit) or \$350 (commercial/industrial)
- All required applicant signature(s), including signature(s) of current property owner
- Sketch Plan of the proposed building, site development and layout, and other items as requested by the City
- Certified mail notice to all property owners within 250 feet of the subject property. City will prepare and mail the mailing for the applicant at the applicant's expense.

OFFICE USE ONLY

2S-000510

Permit Number

Public Hearing Date

Check _____

Cash

☐

C/C

☐

Application Cost: \$ 250

Community Development Director
Signature

