Public Notice posted in accordance with 610 RSMo as amended
Date/Time Posted: Wednesday January 21, 2025, 12:00 p.m.

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

TUESDAY, January 27, 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/UC9dxzhHQWbPuIQJC1N6TSig

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES: From January 13, 2025**

4. **PUBLIC COMMENT / PARTICIPATION**

5. **PUBLIC HEARING**
   A. **PZ 2026-1: Map Amendment, NB West Contracting Company, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 5.00 +/- acre tract of land generally located at 1547 Thornton Street (Franklin County Parcel ID: 19-1-11.0-1-001-006.00). They are requesting a zoning of M-1 Light Industrial from a C-1 Downtown Commercial zoning.*
6. **NEW BUSINESS**
   a. **PZ 2026-1: Map Amendment, NB West Contracting Company, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 5.00 +/- acre tract of land generally located at 1547 Thornton Street (Franklin County Parcel ID: 19-1-11.0-1-001-006.00). They are requesting a zoning of M-1 Light Industrial from a C-1 Downtown Commercial zoning.*
7. **COMMITTEE REPORTS**
   a. Board of Aldermen
   b. Board of Adjustment
   c. Zoning Officer

8. **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
January 13, 2026 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, January 13, 2026. The Public was able to attend in person.

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

Absent:

City Staff: Alderman Lesh, City Engineer and Zoning Officer Girondo, City Administrator Litterell, Building Department Clerk Bauguess.

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

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

Public Comment-

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.*

City Engineer and Zoning Officer Girondo presented the staff report. Anne Carroll, 710 Scenic View Drive Union, MO. representing Missouri House, spoke on behalf of the applicant. She explained that the applicants are photographers who frequently visit the area for work at Purina Farms and are interested in purchasing a home to use during visits and as a short-term rental. The proposed rental would require a two-night minimum stay, allow a maximum of eight occupants, and include driveway improvements to accommodate up to four vehicles. Mrs. Caroll stated that trash service would follow the City's regular schedule. She mentioned noise-monitoring devices would be installed inside the home to track decibel levels (without recording audio), with alerts sent if noise exceeds allowable levels for more than 15 minutes. She noted that dogs would be allowed but must remain on a leash in unfenced areas, dog poop would be picked up, and dog waste bags would be provided on-site. She added that all safety codes would be followed and intend to respect the surrounding neighborhood. Mrs. Caroll also stated that Missouri House has operated short-term rentals in Franklin County since 2017 and in Branson since 2007.Commissioner Koelling asked if the rental would be limited to Purina Farms visitors. Ms. Caroll responded no, that it would also be available for weddings and families. Commissioner Love asked about the proposed eight-occupant maximum. Mrs. Caroll stated this was based on a four-bedroom layout. Commissioner Love noted that one bedroom is under 100 square feet and would only qualify for one occupant, and that the basement room lacks an egress window and cannot be considered a bedroom, reducing the allowable occupancy to seven. Mrs. Caroll stated the applicants are open to adjusting the maximum occupancy. Commissioner Love also referenced a prior application for another property and asked about sound insulation planned for the garage, where dog crates may be placed. Mrs. Caroll confirmed this and stated the dogs would generally be well-behaved, as they are primarily associated with Purina Farms events. Commissioner Love expressed concern that the City's 11:00 PM noise

restriction may be too late for a subdivision of this size. Marci DeArriba Kiel, 3936 McRee Avenue, St. Louis, MO, representing the applicants. Mrs. DeArriba Kiel noted that renters would be required to sign rules and guidelines prior to their stay, which could address noise concerns. Commissioner Love asked whether Mrs. Caroll would serve as the local contact in the event of issues. Mrs. Caroll confirmed that she would be the point of contact for the city**.** Brandy Heine, 883 Cypress Dr. Mrs. Heine starts off by asking the board if the noise-monitoring device would be affected with noise outside. Chairman Bruns states that she believes it will cover the noise outside too. She stated that her primary concerns included increased and unknown traffic, noise impacts, and the possibility that allowing one short-term rental could lead to additional rentals in the neighborhood, reducing the availability of homes for families. Commissioner Love asked Zoning Officer Girondo whether a Conditional Use Permit could be revoked if the operation became a nuisance or caused ongoing issues. Mr. Girondo responded that he could not give a definitive answer but believed that revocation may be possible. Chairman Bruns stated that a workshop should be scheduled to further discuss short-term rentals and consider potential adjustments to the regulations, with the City Attorney in attendance. The Board discussed the matter and agreed that a workshop meeting should be set up as soon as possible. Alderman Lesh noted that any changes to the ordinance would require a recommendation from the Planning and Zoning Board through a text amendment and public hearing before being forwarded to the Board of Aldermen. Chairman Bruns directed Building Department Clerk Bauguess to contact the City Attorney to arrange the workshop meeting.

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.*

Motion by Commissioner Wymer, second by Commissioner Goodmon to recommend approval of PZ 2025-17. Ayes: Commissioner Koelling, Commissioner Marhanka, Commissioner Love. Nays: Commissioner Goodmon, Commissioner Summers, Commissioner Wymer, Commissioner Aycock, Chairman Bruns. **Abstain: 0. Motion Denied.**

Mrs. DeArriba Kiel stated that she understands concerns about approving a short-term rental potentially opening the door to additional rentals in residential areas. She noted that several cities, including Washington, Missouri, have addressed this by establishing a minimum separation radius. She explains under such an approach, once a property is approved, another short-term rental within a specified distance would not be eligible for a Conditional Use Permit that will help prevent oversaturation. Chairman Bruns responded that this is precisely why a workshop is being proposed to ensure the city addresses all concerns and develops clear, well-considered standards for short-term rentals moving forward.

Old Business-

Committee Reports-

a. Board of Aldermen

Alderman Lesh provided updates from the previous meeting, noting that the request for 1722 Hwy N to subdivide the property remains tabled and is still awaiting an easement. He reported that the Conditional Use Permit for 2806 W. Osage Street for a used car dealership has been approved. Chairman Bruns asked whether the 1722 Hwy N request remains unresolved. Alderman Lesh confirmed that it does, stating the applicant is still attempting to obtain the required easement. He added that Mr. Smith had previously addressed the Board and indicated that no agreement or access rights to Smith Lane had been established with the applicant.

b. Board of Adjustment-

Building Department Clerk Bauguess stated that the meeting will be held at the end of the month on January 28 at 5:30 PM.

c. Zoning Officer

City Engineer and Zoning Officer Girondo reported that inquiries continue to come in and that he remains in communication with the Building Department regarding updates. He noted that several items are anticipated for future agendas and that staff remains busy.

Miscellaneous

Commissioner Love handed out a short-term rental consent form. Chairman Bruns noted that Commissioner Love had conducted research and found the form online as an example of a neighbor consent statement. She stated that the information was helpful and should be further discussed during the upcoming workshop. Chairman Bruns directed Building Department Clerk Bauguess to collect the packet from Commissioner Love, have copies printed for each commissioner, and distribute it electronically as well.

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

Meeting adjourned at 7:30 p.m.

NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION

Map Amendment (Rezoning)
1547 Thornton Street, Pacific, MO 63069
Franklin County Parcel ID: 19-1-11.0-1-001-006.00

The City of Pacific Planning and Zoning Commission will conduct Public Hearings on **Tuesday, January 27, 2025** at 7:00 P.M. at the Pacific Government Center, 300 Hoven Drive, Pacific MO to hear comments on the following proposals:

PZ 2026-1: Map Amendment, NB West Contracting Company, applicant. *The applicant is seeking a map amendment (rezoning) for an approximate 5.00 +/- acre tract of land generally located at 1547 Thornton Street (Franklin County Parcel ID: 19-1-11.0-1-001-006.00). They are requesting a zoning of M-1 Light Industrial from a C-1 Downtown Commercial zoning.*

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, by telephone at 636-385-5648 or by email at agirondo@gbateam.com.

16305 Swingley Ridge Road
Suite 300
Chesterfield, MO 63017

1/20/2026

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

SUBJECT: Staff Report – 1547 Thornton Street
Rezoning Application

PZ-2025-000560: Map Amendment (rezoning) 1547 Thornton Street.

Existing Zoning: C-1 – Downtown Commercial District

Proposed Zoning: M-1 – Light Industrial District

Comprehensive Plan Future Land Use: Commercial and Industrial

This is the proposed map amendment for the parcel located at 1547 Thornton Steet (Franklin County Parcel ID: 19-1-11.0-1-001-006.000) and currently located inside the limits of the City of Pacific. The owner has applied for a rezoning of the parcel from "C-1 Downtown Commercial District(C-1) to M-1 Light Industrial District (M-1) within the City of Pacific

This property lies along the north side of Thornton Street approximately 820 feet west of the intersection with viaduct Street, within a line of properties that are zoned commercial and have a mix of uses. The parcel in question is currently used as a trucking facility and houses tractor trailer parking, shops and offices for the business. The properties within the City of Pacific to the east of this parcel are zoned commercial and contain a vacant parcel, an unused commercial building and a retail fireworks store, The property to the west of this parcel is zoned M-1 and is industrial use as an asphalt plant. The parcel to the west is currently owned and operated by the applicant. The applicant wishes to use the requested parcel as a location to store reclaimed asphalt and use the building as office and laboratory space.

The requested zoning of M-1 would be consistent with the use of the neighboring property and the proposed use. The change in zoning would not affect the use or function of any of the surrounding properties within this area. The rezoning of this parcel would not alter any existing condition or proposed use of the area. The properties to the east and west would retain their existing zoning and function as they do today without any negative effects. The zoning of M-1 would fit with the future land use comprehensive plan. The use of the property would not be significantly different from the current use even though the zoning designation would change.

Based on the proposed zoning being consistent with the neighboring property and current use of the parcel and the zoning code for an M-1 designation we would recommend approval of the rezoning of

the parcel at 1547 Thornton Street (Franklin County Parcel ID: 19-1-11.0-1-001-006.00) to M-1 Light Industrial District.

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

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

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

70-110293-100

CITY OF PACIFIC

Zoning Change Application

300 Hoven Dr, Pacific, MO 63069
636-271-0500 ext 221
www.pacificmo.gov

Applicant Information: Larry West

NB West Contracting Company — Applicant Name
18637 US Highway 66 63069 — Applicant Address

314-581-7147 — Applicant Phone #
LWest@NBWest.Com — Applicant Email

Applicant Signature(s) — Date

Property Owner Information:

Mick McCoy — Property Owner's Name
C.J. Properties — Property Owner's Address
1547 Thornton Street

314-422-9674 — Property Owner's Phone
Mick@AllStarTrucking.Com — E-Mail

Property Owner Signature(s) — Date

Property Information:

1547 Thornton Street — Address for which Rezoning is being sought
5.0 — Total Acreage
C-1 — Present Zoning
M-2 (M-1) — Requested Zoning

Offices, Truck Parking & Service Shop. — Current Property Use
Testing Lab & Recycling of "RAP" (Reclaimed Asphalt Pavement) — Proposed Property Use

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

SEE ATTACHED

Please Read:

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

- the required filing fee (residential/nonprofit $250+$50/acre) (commerical $275)
- All required applicant signature(s), including signature(s) of current property owner.
- A legal description of the affected real estate sealed by a land surveyor per section 400.260(B) of the zoning ordinance.
- One paper copy and one electronic copy of a sealed plat or survey of the property clearly showing the boundaries of the property; its current and proposed zoning district classification and the current zoning classification of adjacent properties.
- A description of the proposed use of the property and the estimated impact of the proposed use on the surrounding neighborhood.
- 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

25-000560 — Permit Number
Public Hearing Date

Check 191094
Cash ☐
C/C ☐

Application Cost: $ 275

PAID
DEC 19 2025
CITY OF PACIFIC

Building Commissioner Signature

GBA

December 3, 2025

Sandberg Phoenix
c/o Mark Piontek
1200 Jefferson Street
Washington, MO 63090

SUBJECT: Zoning Letter Request – 1547 Thornton Street, Pacific, MO 63069

Mr. Piontek,

We have reviewed the request to provide the current zoning for the property at 1547 Thornton Street within the City of Pacific, MO. This property is shown on the zoning map as C-1 Downtown Commercial District. The C-1 district does not have a permitted use for the type of use presented but there could be a possible conditional use approval by the Planning and Zoning Commission. The property could be re-zoned to M-1 Light Industrial for this use.

These are my findings and interpretation of the Zoning Code of the City of Pacific. If you have any questions please feel free to contact me. My phone number is 636-385-5648.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

A.J. Girondo III, P.E.
Senior Associate – Zoning Officer, City of Pacific, MO

Cc: Tiffany Wilson
Robert Jones