

**Plan Commission Meeting**

**CITY OF JENNINGS, MISSOURI**

**AUGUST 10th, 2023 @ 5:00pm**

**MINUTES**

5:08pm

Roll Call:

Commissioners Listing:

Jeannie Roberts: Present

Nikita Jamerson: Present

Rose Eichelberger: Present

Terrell Buford: Present (via zoom)

Margie Brown: Present

Yonnee Fortson: Present

Patricia (Pat) Taylor: Present

Pledge of Allegiance- Commences

New Business:

1. *Approval of the Appointment of Commissioner Chair – Nikita Jamerson*

*Rose Eichelberger makes a motion to appoint Nikita Jamerson to Commission Chair.*

2nd - Pat Taylor

Nays- O

Yays-7- including Ms. Buford, but she is muted.

Abstaining-0

**Passes**

1. *Approval of the Appointment Commissioner Co-Chair – Rose Eichelberger*

*Patricia Taylor makes a motion to appoint Rose Eichelberger to Commission Co-Chair.*

2nd - Nikita Jamerson

Nays- O

Yays-7- including Ms. Buford, but she is muted.

Abstaining-0

**Passes**

1. *Petition for a Conditional Use Permit – to add an Event Center + Bar & Grill at 8745 Jennings Station Rd (The Gavel) in the C-2 zoning district under NAICS code 722410.*

**Petitioner: CT Executive Group Dba The Gavel**

Taylor: “How large is The Gavel?”

Mr. Francis: “10,000 square feet.”

Taylor: “What about parking?”

Mr. Francis: He speaks about the possibility of an arrangement to be made with the city to accommodate parking.

Jamerson: “What would be your hours?”

Mr. Francis: Monday to Thursday- 4:00pm to 11:00pm, Friday and Saturday- 4:00pm to 1:00am, Sunday-closed.

Rose Eichelberger: What is the maximum capacity?

Mr. Francis: “We” do not have an exact number: Tables and Chairs- 56, Bar Chairs- 120, Bar standing room- 168. “The event center, facing Jennings Station Rd”: Tables and Chairs- 59, Chairs- 127, standing room- 178.

Yonnee Fortson: “Do you have members?”

Mr. Francis: There are members that pay dues. They’re Freemasons.

Yonne: “You guys have been open for 3 years and you’re just now getting the permit?”

Mr. Francis: “We just now applied for this process April 2nd of this year. We got a permit (Miscellaneous License) from The City of Jennings in June of last year (2022). So, this is a renewal process. Now we’re now wanting to have a Liquor License.”

Councilman Jeannie Roberts makes a motion to move the petition onto City Council\*

\*“Provided that we bring the Final County Health, because I see there are things they require for [passing], as well as a pass [from] the Fire Dept.”

2nd - Jamerson

Nays- O

Yays-6

Abstaining-0

Not including Ms. Buford, due to technical difficulties.

**Passes**

1. *Petition for a Liquor License – to add an Event Center + Bar & Grill at 8745 Jennings Station Rd (The Gavel) in the C-2 zoning district under NAICS code 722410.*

**Petitioner: CT Executive Group Dba The Gavel**

Taylor makes a motion to move the petition onto City Council.

2nd - Roberts

Nays-0

Yays-7- including Ms. Buford

Abstaining-0

**Passes**

1. *Petition for Lot Consolidation – lots 468 – 476 of Alexandria Place, per Plat Book 351, Page 191 of the St. Louis County, Missouri Records into three (3) 54’ – 29’ x 100 tracts in the R-1 Residential Single Family zoning district, resulting to 15-31 Robinson Circle Dr: No. of blocks 1, Lots 3, No. Plats1, for the proposed use of residential units.*

**Petitioner: THD Design Group, Inc. – Brain J. Fisher – on behalf of Thomas Hills of Hills Development**

Fortson makes a motion to table the petition.

2nd – Roberts

Nays-0

Yays-6

Abstaining-0

Not including Ms. Buford, due to technical difficulties.

**Passes**

1. *Petition for Lot Consolidation – Beginning at the Northwest Corner of Lot 9 of Boeckeler Place – Subdivision according to St. Louis County Plat Book 43, Page 87, abutting a portion of the lease area to Eastern Missouri Cellular Limited Partnership – Per St. Louis County Plat Book 12,369, Page 1002. The total acreage of the above consolidated lot is 8.524 acres (373,476 square feet), more or less – within the L-1 Light Industrial zoning district.*

**Petitioner: Metron Surveying & Layout Co. – John E. Winkler Jr. – on behalf of Louisa Foods Products Inc.**

Fortson makes a motion to table the petition.

2nd – Roberts

Nays-0

Yays-6

Abstaining-0

Not including Ms. Buford, due to technical difficulties.

**Passes**

Adjournment: Roberts makes a motion to adjourn.

2nd – Fortson

Nays-0

Yays-6

Abstaining-0

Not including Ms. Buford, due to technical difficulties.

Meeting Adjourned at 6:02pm