



City of Charleston, MO

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**Charleston Planning and Zoning Commission
February 20, 2018**

Meeting Minutes

The meeting was called to order at 6:30 pm by Chairman Phil Halter. Also present were P & Z members Michael Jones, Lester Gillespie, Lee Goodin, and Don Raithel along with City Manager Richard Goode. Not present were P & Z members Ed Marshall, David Manker, and Clark Dugan.

The purpose of the meeting was to consider a zoning change request for 215 Cleveland St. from R-2 Residential to B-1 Business.

Ms. Yvonne Dowell, co-owner of the property was present at the meeting, and Phil Halter started the meeting by asking her to summarize her intent for the property. Ms. Dowell stated that her intent was to operate a resale shop featuring used furniture, clothing, appliances, and other miscellaneous used merchandise.

City Manager Richard Goode had provided P & Z members a memo summarizing his discussion with City Attorney Michael O'Rourke regarding the issue since the property has been a non-conforming use for many years and is surrounded by residential property.

After brief discussion, Mr. Halter suggested that the three year idle period for the property to revert to R-2 Residential zoning had perhaps not yet expired and, therefore, no action at all was required of the P & Z Commission. Other members present agreed that the commencement of the three year idle period for the building was somewhat uncertain given the language of the zoning code.

Therefore, it was agreed to consider the three year idle period not yet expired and to allow Ms. Dowell to operate a business at the property once she has fulfilled all other requirements for a city business license.

There being no further business, the meeting was adjourned at 6:40 pm.

Attest:

City Clerk

Chairman / Presiding Officer