

# MEMO



**TO:** Mayor Hahs and Members of the Board of Aldermen  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** September 15, 2023  
**SUBJECT:** September P&Z Packet

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- Consider a request to approve a minor subdivision plat of Green Meadows Commercial Park No. 5 submitted by Appleton Valley Farm Inc.

This was approved by a vote of 6 ayes, 0 nays, and 3 absent.

- Consider a request to approve a Land Exchange Certification for transferring .07 Acres from 418 N Missouri Street to 425 N High Street, Submitted by Kevin Lee and Deborah Kay Schearf.

This was approved by a vote of 6 ayes, 0 nays, and 3 absent.

This will not come before the Board.

- The Commission was tasked with looking at the current attached sign ordinance and how to do away with the special use permit for signs larger than 50 sq ft. They looked at three other cities with attached sign ordinances: Cape Girardeau, Perryville, and Farmington. They decided to do away with the special use permit, and they would like to develop an ordinance similar to Cape Girardeau's, which is:

- **Sec. 25-137. - Specific sign requirements.**

- (a) *Wall signs.* Multifamily residential and nonresidential buildings shall be permitted wall signage subject to the limiting standards set forth in Table 1. For nonresidential buildings, the maximum area may be divided into any number of signs, each of which may be displayed on any side of the building (or occupant's portion of the total building frontage in the case of a multiple occupancy building). The total building frontage shall be calculated by adding all of the building frontages of a single building together.

TABLE 1. STANDARDS FOR WALL SIGNS

<i><b>Use of Building</b></i>	<i><b>Maximum Area</b></i>
Multifamily	6 square feet (per building frontage; limited to name only) Nonresidential
Single – Occupancy Building	3 square feet per 1 linear foot of total building frontage; minimum of 50 square feet
Multiple - Occupancy Building	3 square feet per 1 linear foot of occupant's portion of total building frontage; minimum of 50 square feet (per occupant)

- The Commission was tasked with defining a tow company and establishing what zoning districts they would be allowed in without a special use permit. They looked at Perryville, Sikeston, and Fredericktown's ordinances and definitions. They combined Cape Girardeau's and Perryville's definitions of a tow company and Perryville's and Sikeston's definitions of an Auto salvage yard or junkyard. The combined definitions are:
  - **Towing company** means any person, partnership, corporation, fiduciary, association, or other entity that operates a wrecker or towing service that tows, removes, or stores property.
  - **Auto salvage or junkyard** means a yard, lot, or place covered or uncovered, outdoors or in an enclosed building where motor vehicles are disassembled, dismantled, junked, or wrecked or where motor vehicles are not in operable condition.

They have decided to allow these in the Industrial districts without a special use permit but with added restrictions such as:

- Not within a certain amount of feet from a residential district
- Must have a privacy fence

They have decided to allow these in the Commercial 2 district with a special use permit only.