



# Planning and Zoning Commission

December 7<sup>th</sup>, 2023, 5:45PM

2120 Hord Ave, Jennings, MO 63136 or join online:

<https://us02web.zoom.us/j/85806049856?pwd=UnRUa0tOMDVudU9DNXdZS3BIYtdLZz09>

## Minutes

### I. CALL TO ORDER

Meeting called to order at 5:49pm

### II. ROLL CALL

	Present	Absent
Nikita Jamerson, Chair	<u>  X  </u>	<u>      </u>
Rose Eichelberger, Vice-Chair	<u>  X  </u>	<u>      </u>
Patricia "Pat" Taylor, Secretary	<u>  X  </u>	<u>      </u>
Terrell "Teri" Buford	<u>      </u>	<u>  X  </u>
Yonnee Fortson	<u>  X  </u>	<u>      </u>
Jeannine Roberts, Council Rep.	<u>      </u>	<u>  X  </u>

Others Present: Kellie Shelton, City Services Director  
Anni Dineen, Economic Development Coordinator  
Aideen O'Brien, Building Department Administrative Assistant

### III. PLEDGE OF ALLEGIANCE

### III. APPROVAL OF AGENDA

*Fortson makes a motion to approve the 11/2/23 Agenda, Eichelberger seconds.*

*All in favor, none opposed, passes.*

### IV. APPROVAL OF NOVEMBER 2<sup>ND</sup>, 2023 MEETING MINUTES

*Jamerson makes a motion to approve the 11/2/23 Meeting Minutes, Eichelberger seconds.*

*All in favor, none opposed, passes.*

### V. PUBLIC COMMENTS

*Jamerson: "Let the record show there are no public comments."*

### VII. PUBLIC HEARING – NEW BUSINESS

NEW CONSTRUCTION PC23-0004

Consideration of a request by Matt Dubray of Bank of America to construct a new single story traditional bank with a covered drive-up.

*Two Representatives from Bank of America come up:*

*"We wanted to bring a Bank of America Location to Jennings to really be supportive of the community."*

*"We believe in educating our community."*

*Programs and resources available for costumers of Bank of America.*

*Homeowner Program-helping with down payment, fronting money for closing costs...*

*Committed to volunteer and donating to non-profit organizations.*

*Eichelberger: "[This presentation] works on the assumption that the majority of people need credit education.":*

*"What type of products are you [going to] bring to the Jennings community..., affordable products for our residents?"*

*- "It's not just catered to credit."- business accounts, retirement, savings...*

*To have access to these services, you don't have to have a balance\**

*\*Monthly fee of 4.95*

*Fortson: "Do you have a anything to build their credit before they would get to this point [a downpayment]?"*

*-Yes, "Our NFCC (National Foundation for Credit Counseling) Program\*"*

*\*It is not their program; they just pay for it for their customers.*

*Jamerson: "Can you speak more on your grants and fundings, because I see all of these national organizations that your pour money into, we're just a little bit more concerned about how directly does the money trickle down to Jennings." Jamerson mentions listed organizations that more broadly support the St. Louis Region, Like Urban League and YWCA.*

*- "Does Urban League support Jennings?"*

*"These are all places that are here, not necessarily here in Jennings, but support the entire community."*

*Eichelberger: "Would you all be opposed to-specific to Jennings-coming up or entertaining some kind of community benefits agreement in conjunction with this location, so that our residents can...see an impact [instead of reading or hearing a promise]? Would that be something that could be taken back, entertained?"*

*- "So, what you're asking for are community benefits for Jennings specifically?"*

*Eichelberger: Yes.*

*-After needing clarification, the request is understood.*

*Fortson makes a motion to table the petition "for further discussion," Jamerson 2nds.*

*All in favor, none opposed, passes.*

**VII. PUBLIC HEARING – NEW BUSINESS**  
**CONDITIONAL USE PERMIT PC23-0013**

*Consideration of a request by Wezam Azem for a Conditional Use Permit for an auto repair shop at 8949 Jennings Station Road.*

*Annie goes to the podium clarifies that the conditional use permit request is not for an auto repair shop, but a car dealership. She also reiterated the want of a community benefits agreement- poses a meeting to discuss specifics in near future.*

*There is no representative for this petition.*

**VIII. OTHER BUSINESS**  
*There is no other business.*

**IX. COMMISSION AND STAFF COMMENTS**  
*None.*

**X. ADJOURNMENT**  
*Jamerson makes a motion for Adjournment at 6:10pm, Pat Taylor 2nds.*

*All in favor, none opposed, passes.*

*The meeting adjourned at 6:10pm.*