

**Festus Planning & Zoning Commission
Meeting Minutes
September 11, 2025**

Members Present – Danny Lipina, Mayor Sam Richards, Bryant Allen, Patrick Henderson, Sam Ogle, Jim Tinnin, Clarence Tucker, Judy Williams, Rick Belleville, and Tim Bennett

Members Not Present:

Also Present: Mark Harris, Jim Walker & Julie Armbruster

Danny Lipina called the meeting to order at 6:30 p.m.

Judy Williams made a motion to approve the minutes from the August 21, 2025, meeting as submitted, seconded by Patrick Henderson. All ayes, motion carried.

Remarks of Visitors:

Grant Winnett from 2380 Buck Creek Rd and Susan West from 11427 Westhill Dr spoke to the commission about their concerns about the Planned Unit Development (PUD) at 2351 Buck Creek Rd.

New Business

A. Floodplain Map Update – 2025

Procedural update for FIRMs (Floodplain Insurance Rate Maps)

- Section 415.020 C. 1. FINDINGS OF FACT
- Section 415.010. LANDS TO WHICH CHAPTER APPLIES

Mark Harris gave a report. The commission did not have any questions. Mayor Sam Richards made a motion to approve. Sam Ogle seconded. All ayes, motion carried

B. Planned Unit Development (PUD) – 2351 Buck Creek Rd

The applicant is seeking approval for PUD at 2351 Buck Creek Rd. The property is zoned R-3 (One and Two Family). The properties East are zoned R-2 (Single Family). The applicant property is undeveloped and was annexed into the City at the July 14, 2025, Council meeting. Applicant proposed a 129-lot single family subdivision. Applicant requests to change the street width and reduce lot size setbacks. These reductions mimic the allowed reductions in recent subdivision submittals (Savanna Place, Truman Landing, Birchwood, etc). A PUD normally requires 30' wide or 28' wide with sidewalks on both sides. Front (25') and rear (30') building setbacks would remain. The concept plan has +/- 32% green space exceeding the required 10%. All other building and zoning codes would be met.

Mark Harris gave a report.

Igor Gusev (Heneghan & Associates), representing the applicant, joined the meeting.

The commission, visitors, and Igor had a discussion regarding the street widths, sidewalks, driveways, parking, and setbacks.

Danny Lipina asked what the prices would list for. Igor responded from \$350k - \$450k.

Susan West (visitor) asked Igor about having an access point from A Highway. Igor responded that there are topography issues and MoDOT will not allow an entrance off A highway that has not already been permitted.

Danny Lipina asked if the commission had any questions and for a motion.

Patrick Henderson made a motion to approve. Bryant Allen seconded.

Roll Call Vote was tied 5-5 with the alternate voting and 5 no to 4 yes without the alternate. Bryant Allen – yes, Richard Belleville – no, Tim Bennett (alternate) – yes, Patrick Henderson – no, Danny Lipina – yes, Sam Ogle – no, Mayor Sam Richards – yes, Jim Tinnin – yes, Clarence Tucker – no, Judy Williams – no.

Motion carried as submitted, will go to city council meeting on Monday, September 22, 2025.

Old Business

None

Citizens to be heard

None

Tim Bennett/Mayor Sam Richards made a motion to adjourn, seconded by Sam Ogle. All ayes, motion carried. The meeting was adjourned at 7:36 p.m.