

Festus Planning & Zoning Commission
Meeting Minutes
August 21, 2025

Members Present – Danny Lipina, Mayor Sam Richards, Bryant Allen, Jim Tinnin, Williams, and Rick Belleville

Members Not Present: Tim Bennett, Patrick Henderson, Sam Ogle, and Clarence Tucker

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 July 17, 2025 meeting as submitted, seconded by Mayor Sam Richards. All ayes, motion carried.

Remarks of Visitors:

None

New Business

A. Major Final Plat – 350 Andy Habseiger

The applicant is seeking approval for a major final plat at 350 Andy Habseiger. The property is currently zoned B-2 (Community Retail) with a PUD Overlay. Surrounding properties are zoned B-2. The location has new and pre-existing infrastructure. Applicant is seeking approval for the final plat of 29 single family dwellings. The sketch plan was approved by P&Z and City Council in April 2024. The preliminary plan was approved by P&Z and City Council in November 2024. All utilities have been installed. Reviews by City of Festus Street, Water & Jeffco Public Sewer. All other building & zoning codes and ordinances will be met.

Mark Harris gave a report.

Dan Govero, representing the applicant, joined the meeting and gave a report.

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

Judy Williams made a motion to approve. Mayor Sam Richards seconded, all ayes. Jim Tinnin abstained from voting. Motion carried as submitted. Will go to City Council meeting on Monday, August 25, 2025.

B. Final Plat – 1831 Scenic

The applicant is seeking approval for a final plat at 1831 Scenic. The property is zoned R-4, with I-1 to the west and south, B-2 & R-3 to the east and north. Property is currently vacant. The

preliminary plan was approved by P&Z and City Council in August 2023. All utilities have been installed. Grinder pump (lift station) servicing the subdivision will remain private. The stormwater and detention have been installed and will remain private. The plat meets current subdivision and zoning codes. All other building and zoning codes or ordinances will be met.

Mark Harris gave a report.

Dan Govero, representing the applicant, joined the meeting and gave a report.

The board, Dan Govero and Mark Harris had a short discussion about the driveways and the curve on Scenic.

Danny Lipina asked if the commission had any more questions and for a motion. Mayor Sam Richards made a motion to approve. Bryant Allen seconded. All ayes, motion passes. Motion carried as submitted. Will go to City Council meeting on Monday, August 25, 2025.

Old Business

None

Citizens to be heard

None

Judy Williams made a motion to adjourn, seconded by Bryant Allen. All ayes, motion carried. The meeting was adjourned at 6:36 p.m.