

Festus Planning & Zoning Commission
Meeting Minutes
July 17, 2025

Members Present – Danny Lipina, Mayor Sam Richards, Patrick Henderson, Sam Ogle, Clarence Tucker, Judy Williams, and Rick Belleville

Members Not Present: Bryant Allen, Jim Tinnin, and Tim Bennett

Also Present: Mark Harris, Jim Walker & Julie Armbruster

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

Sam Ogle made a motion to approve the minutes from the April 24, 2025 meeting as submitted, seconded by Mayor Sam Richards. All ayes, motion carried.

New Business:

A. Conditional Use – 201 Brierton

The applicant is seeking approval for a Conditional Use Permit to operate a lodging home at 201 Brierton. The property is currently zoned B-3 Downtown Business. Properties to the South are zoned B-3. The properties to the North and West are zoned R-4 (Multi-family) and B-3 (Downtown Business). The property is partially occupied with an educational facility. Previous approvals granted for neighboring properties by P&Z and the City Council. The applicant wishes to demolish the existing structure and, in cooperation with many organizations, construct a new lodging home for transitional use. Lodging homes (boarding houses) are allowed as a conditional use in B-3 (Downtown Business). All other building and zoning codes would be met.

Mark Harris gave a report.

Chris Auchly, representing Sacred Heart Catholic Church, addressed the board and gave a report about the vision they have for a lodging/transitional house for the unhoused population in Festus and Crystal City. He presented a vision to demolish the old Sacred Heart School building and construct a new facility for transitional housing with up to 10 residents. The project would be developed in partnership with Compass Health, Mercy Foundation, and Jefferson Foundation, with the new building being more cost-effective than renovating the existing convent property. The commission reviewed operating guidelines and noted that while the building's footprint would be smaller than the school, plans included creating a community green space with a pavilion and playground. If approved, the project is expected to begin after the current tenant leaves in May 2026.

The following visitors asked to speak. All visitors shared personal stories and/or expressed support.

1. Allaster Adams of 210 Alexander Dr
2. John Weiss of 1564 Westvale Dr
3. Luke Adams of 1564 Westvale Dr
4. A resident who's name was not clear, and did not provide info on the sheet
5. McKenzie Estea of 644 Westwood Dr South Apt F
6. Shay Bell a resident of Crystal City

The board had a discussion with Chris Auchly and Father Lydon from Bridge of Hope in Troy, MO.

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. Motion carried as submitted. Will go to the City Council meeting on Monday, July 29, 2025.

B. PUD Update – 1310 Shapiro

The applicant is seeking to update the PUD for Lot 1A of the Festus Commerce and Business Center (1310 Shapiro) to allow for medical office use in a mixed-use setting. The property is zoned B-2 Community Retail (PUD Overlay). The properties to the North, East and South are zoned B-2 Community Retail (PUD Overlay). The properties to the West are zoned E-2 (Attached one family). The property is undeveloped and unoccupied. Festus Commerce and Business was originally developed with a PUD dividing parcels and applying multiple uses for each lot. Lot 1A was split from Lot 1 which allowed for Retail, Wholesale, Sales & Distribution Center (with some outside storage). Professional Office Space is allowed as part of the original PUD. Variations to the original PUD have been granted for Lots 1A, 2B, 3C, 5, 6, 11A and 11B. STL Sinus will be the anchor tenant in the applicant's development. The development may include additional office use for medical and medical-related uses. The applicant currently envisions a development similar to the Village of Schneithorst (Ladue, MO) where the applicants affiliate STL Sinus maintains an office. All other building and zoning codes would be met.

Mark Harris gave a report.

Dr Jim Gould addressed the board and presented a proposal for a 47,000 square foot two-story mixed-use retail and medical office development in Festus, which would include a minimum of 12 retail tenants on the first level and additional office space on the second level. The development, located behind RP Lumber and next to Planet Fitness, would feature a circular walking path, water features, and green space, with tenant spaces ranging from 1,400 to 5,000 square feet.

Jamie Eads from RP Lumber expressed support for the proposal.

The Board and Dr Gould discussed the proposal.

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

Richard Belleville made a motion to approve. Patrick Henderson seconded, all ayes. Motion carried as submitted, will go to the City Council meeting on Monday, July 28, 2025.

Old Business:

None

Judy Williams made a motion to adjourn, seconded by Sam Ogle. All ayes, motion carried. The meeting was adjourned at 7:06 p.m.