

MEETING MINUTES

Special BOARD MEETING FOR PEACEFUL VILLAGE

2808 OLD HUNNGING RD. HIGH RIDGE, MO 63049

Date: June 16, 2026

Time: 4:30 PM

Meeting called to order by: Nick McKnight

IN ATTENDANCE

Nick McKnight, Danielle Shannon, John Kindermann

ABSENT

None

AMENDING/APPROVING THE AGENDA

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APPROVAL OF MINUTES

REPORTS

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NEW BUSINESS

A. Discussion and Possible Action/Resolution Regarding Issuance of a Stop Work Order for Construction at 5829 Antire Road Due to Alleged Non-Compliance with Village Ordinance No. 01-2026R: AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON SPECULATIVE RESIDENTIAL AND NEW COMMERCIAL CONSTRUCTION WITHIN THE VILLAGE OF PEACEFUL VILLAGE, MISSOURI

- Nick proposes a motion for new business regarding the special meeting.
- Danielle opens the floor for discussion on the action resolution regarding the issuance of a stop work order for construction at 5829 Antire Road.
- John seconds the motion, and the floor is open for discussion.
- Nick mentions a temporary moratorium on speculative residential and new commercial construction within Peaceful Village.
- Danielle suggests sending a notice to gather more information before issuing a stop work order.
- John and Danielle discuss the address and the property involved, noting it is next to a trailer park.
- Nick emphasizes the need to gather more information before making any conclusions.
- Danielle confirms Cedar Oak is occupying the building and Madison Michael Homes owns the building.
- Danielle and John discuss the best way to serve the notice, considering the property's location and ownership.
- John asks about the permitting process and ordinances requiring a builder to notify or get a permit.
- Danielle explains the two-year moratorium on speculative residential construction and the purpose of the ordinance.
- John and Danielle discuss the enforcement mechanisms, including stop work notices and civil penalties.
- Nick suggests sending a certified letter and possibly an email to gather more information.
- Nick moves to postpone the issue until our next meeting. Danielle seconds and the board unanimously agree to postpone until the next meeting.

B. Vote on Ordinance 06-2026: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE VILLAGE OF PEACEFUL VILLAGE, MISSOURI, BY CREATING CHAPTER 140 REGARDING HOMEOWNERS ASSOCIATION BOARD REQUIREMENTS AND CHAPTER 150 REGARDING BUILDING CODES AND CONSTRUCTION STANDARDS; PROVIDING FOR ENFORCEMENT, PENALTIES, SEVERABILITY, AND AN EFFECTIVE DATE.

- Nick proposes a motion to vote on the ordinance of 062026, specifically Chapter 140 and Chapter 150.
- Danielle seconds the motion, and the floor is open for

discussion.

- Nick requests to strike Chapter 140 from the ordinance, as it is not within their purview.
- John seconds the motion, and the group agrees to strike Chapter 140 and rename Chapter 150 as Chapter 140.
- Nick suggests tabling the discussion on building codes for at least 90 days.
- Danielle and John agree, and Nick provides the statutory basis for the 90-day period.
- Nick emphasizes the need to consult with Jefferson County before adopting any codes.
- Nick moves to table the discussion on building codes for 90 days and to consult with Jefferson County.
- Danielle seconds the motion, and the board unanimously agrees to table discussion for at least 90 days.
- Nick confirms that Chapter 140 is struck from the record.

ACTION ITEMS

- Coordinate with Jefferson County to confirm whether they will enforce the proposed building codes and to ensure the village complies with the 90-day review requirement under Section 67.280 before adopting the codes. (Nick Mcknight)
- Draft and send a notice to the property owner at 5829 Antire Road requesting information about the current construction and whether it falls under the exemptions in the 01-2026 moratorium, giving 20 days to respond so the board can determine whether a stop work order is needed. (Danielle Shannon)

ANNOUNCEMENTS, COMMENTS

Adjournment: Daniel motions to adjourn at 4:52 PM.