



PLANNING & ZONING COMMISSION

MEETING DATE: MARCH 29, 2016
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 7:00 PM
ADJOURNMENT: 7:22 PM
NEXT P&Z MEETING: TUESDAY, APRIL 26, 2016 @ 7:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, APRIL 11, 2016 @ 7:00PM

ROLL CALL

NAME:	PRESENT:	EXCUSED:
JERRY BROWN, CO-CHAIRMAN	X	
STEVE OLSEN	X (arrived at 7:09pm)	
MARK GIROUX	X	
JIM WADE	X	
MAYOR MIKE SCHNEIDER	X	
AUSTIN DESAIN, CHAIRMAN	X	
SPECIAL COUNCIL, NEWTON MCCOY	X	
JOHN THOMAS	X	
COUNCILMAN JAY FETSCH	X	
BETH RUCKMAN	X	
KEN CROWDER	X	
KIRBY BARNARD, COMMUNITY DEVELOPMENT	X	
KADI SANDERS, ZONING COORDINATOR	X	

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBERS

APPROVAL OF MINUTES: FEBRUARY 23, 2016

Ken Crowder made a motion to approve the minutes of the February 23, 2016 Planning and Zoning Meeting. Councilman Jay Fetsch seconded the motion. Motion carried.

PUBLIC HEARING:

9532 LACKLAND ROAD – DR COSMOTIVE AUTO RECONDITIONING – CUP/SITE PLAN REVIEW

The representative for Dr. Cosmotive, Richard Stewart, was not present; however Mike Christensen a partner of DCMC LLC, the property owner, was present and agreed to address the commission on behalf of the applicant.

Mr. Christensen explained the applicant will be performing automotive reconditioning. He contracts with approximately five dealerships. He completes repairs for the dealerships (minor body repairs). It is the property owner's understanding there will be no vehicles left on the parking lot overnight.

There was discussion regarding the site being design built for an automotive repair facility. The former occupant repaired school buses, dump trucks and other large scale vehicles, while the new occupant will not be working on vehicles of this size the facility is an automotive repair garage with bay doors that will be suitable for his needs. It was confirmed there will be no sale of vehicles at this site and that the applicant has plans to install a paint booth.

Special Counsel, Newton McCoy asked the Director of Community Development, Kirby Barnard if the site plan requires variance approval and Mr. Barnard responded to the affirmative stating the property does not conform by a front yard setback and three screening and landscape issues.

Ms. Sanders confirmed the property owner is scheduled to appear before the Board of Adjustment on Wednesday, April 13, 2016.

Ken Crowder asked special counsel if the item could be approved without the presence of the applicant and Mr. McCoy responded we can insist on the applicants presence or we can waive it, but the concern is to make certain if the applicant is approved they are aware of the limitations in terms of outside storage and overnight parking. With the applicant not being in attendance I wouldn't want there to be a drop in communication. Kadi Sanders informed the Commission the applicant is given a copy of the conditional use permit at the time they obtain the business license and commercial occupancy permit.

Ken Crowder made a motion to approve the conditional use permit as presented. Mark Giroux seconded the motion. Motion carried.

John Thomas made a motion to approve the site plan contingent upon variance approval. Jim Wade seconded the motion. Motion carried.

Steve Olsen arrived at 7:09pm.

9375-85 PAGE AVE – BRENTWOOD BIBLE CHURCH – LOT CONSOLIDATION

Ted Laneman of TL Consultants and Pastor Carl Klopmann Brentwood Bible Church addressed the commission to request approval of the consolidation of the lots located at 9375 Page Avenue and 9385 Page Avenue.

Mr. Klopmann explained to the Commission that the church's current location in Brentwood which they have been at for many years is in a location that is out of view to the public eye. Our current location has sold and we have used the funds plus additional funds to purchase these two buildings and are doing a renovation of the interiors. We would like to consolidate the two lots and have one address. The smaller building will house the offices of the church and some meeting rooms.

There was discussion held regarding use of the building, cross access between each lot, size of the congregation that will be using the building, if the applicant is aware of the process for Places of Public Assembly, whether MoDot would need to be involved in this project and how long the property has been vacant prior to the church purchasing the property.

Councilman Jay Fetsch made a motion to approve the lot consolidation. Mark Giroux seconded the motion. Motion carried unanimously.

1910 WOODSON ROAD – TIGER PETRO MART – CUP/SITE PLAN REVIEW

Austin DeSain stated the application for 1910 Woodson Road has been withdrawn per the applicant.

OLD BUSINESS:

There was discussion regarding the former Jack in the Box located at Page and Woodson Road.

NEW BUSINESS:

Mayor Schneider stated the street lights at the corner of Woodson and Lackland Road are out and requested Community Development contact Ameren or whoever maintains the lights.

ADJOURNMENT:

Ken Crowder made a motion to adjourn the meeting. John Thomas seconded the motion. Motion carried unanimously.

Respectfully submitted,

Austin DeSain, Chairman
Planning & Zoning