



PLANNING & ZONING COMMISSION

MEETING DATE: APRIL 26, 2016
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 7:00 PM
ADJOURNMENT: 7:25 PM
NEXT P&Z MEETING: TUESDAY, MAY 31, 2016 @ 7:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, JUNE 13, 2016 @ 7:00PM

ROLL CALL

NAME:	PRESENT:	EXCUSED:
JERRY BROWN, CO-CHAIRMAN	X	
STEVE OLSEN	X	
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: MARCH 29, 2016

Councilman Jay Fetsch made a motion to approve the minutes of the March 29, 2016 Planning and Zoning Meeting. Ken Crowder seconded the motion. Motion carried.

PUBLIC HEARING:

9737 LACKLAND RD – C&A CAR WASH SERVICES LLC – CUP/SITE PLAN REVIEW

Reyna Canseco Ibanez addressed the commission to request approval of a conditional use permit and site plan approval in order to operate a car wash that specializes in hand washing and detailing vehicles.

There was discussion regarding the applicants experience, allowance of 3 vehicles in the bays and 3 vehicles on the lot, hours of operation 9am to 9pm, days of operation Monday through Saturday, no new or used car sales, no outside storage, how long the building has been vacant, and if there were or would be any MSD issues relating to run off.

Kirby Barnard explained to the commission there were five variances noted in the staff report, but after further research it was discovered three of the variances regarding egress/ingress are not going to be enforced in order to avoid conflict. It was discovered the city actually installed the drives and sidewalks around the year 2000-2001. It's possible the city caused the non-conformity; therefore we will not impose the variance requirement for these 3 issues; however they are required to get the other two variances for minimum site requirements and minimum width of the lot.

Kadi Sanders informed the commission the applicant has applied for the two required variances and are scheduled to appear before the Board of Adjustment on Wednesday, May 11, 2016.

Newton McCoy, special counsel recapped the stipulations of the conditional use permit as follows: hours of operation 9am to 9pm, 3 cars inside and 3 cars outside, days of operation Monday through Saturday, no sale of new and/or used vehicles, and no outside storage.

John Thomas made a motion to approve the conditional use permit as presented in the staff report and including allowance of 3 vehicles in the bays and 3 vehicles on the lot. Ken Crowder seconded the motion. Motion carried.

Councilman Jay Fetsch made a motion to approve the site plan contingent upon variance approval. John Thomas seconded the motion. Motion carried.

9435 PAGE AVE – THE DOLLHOUSE SALON – CUP/SITE PLAN REVIEW

Maya Johnson addressed the commission to request a conditional use permit and site plan approval to operate a hair salon.

Kirby Barnard explained to the commission a site plan review was performed which indicates multiple variances are required. Ms. Sanders has discussed with the applicant and the property owners alternative parking in the rear and adding landscaping to the front of the site which eliminates some of the required variances.

Kadi Sanders explained to the commission that all required variances have been applied for and are to be heard by the Board of Adjustment on Wednesday, May 11, 2016. As Mr. Barnard

explained there is to be some changes made to the site relating to parking and landscaping that reduces the number of variances needed.

There was discussion held relating to the landscaping that is to be installed at the front of the site and the applicant stated they intend to install planter boxes as opposed to tearing out asphalt.

There was further discussion relating to the existing parking, the building was design built as a single family home however the comprehensive plan indicates the site is to remain commercial, how long the building has been vacant, days of operation are to be Monday through Saturday, hours of operation, no overnight parking and no outside storage.

Newton McCoy clarified which variances will be required, minimum site requirements, minimum lot width, front yard setback, side yard setback, and 10' landscape buffer.

Beth Ruckman made a motion to approve the conditional use permit as presented in the staff report. John Thomas seconded the motion. Motion carried.

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

OLD BUSINESS:

There was discussion regarding 9532 Lackland Road and the last applicant Dr. Cosmotive will not be going in at this location. Kadi Sanders informed the commission there is a new applicant, a classic car restoration business, which has applied for a commercial occupancy permit for this location and should be coming before the commission at the end of May 2016.

NEW BUSINESS:

None.

ADJOURNMENT:

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

Respectfully submitted,

Austin DeSain, Chairman
Planning & Zoning