



## PLANNING & ZONING COMMISSION

**MEETING DATE:** JANUARY 28, 2020  
**LOCATION:** COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114  
**CALL TO ORDER:** 6:00 PM  
**ADJOURNMENT:** 6:38 PM  
**NEXT P&Z MEETING:** TUESDAY, FEBRUARY 25, 2020 @ 6:00PM COUNCIL CHAMBERS  
**COUNCIL MEETING:** MONDAY, FEBRUARY 10, 2020 @ 7:00PM

### ROLL CALL

NAME:	PRESENT:	EXCUSED:
WILLIAM HARDRICK	X	
STEVE OLSEN		X
MARK GIROUX	X	
JIM WADE	X	
MAYOR MIKE SCHNEIDER		X
BETH RUCKMAN, CHAIRWOMAN	X	
SPECIAL COUNCIL, NEWTON MCCOY	X	
COUNCILMAN LES DILLS	X	
KEN CROWDER	X	
PATRICK WROBLEWSKI	X	
MIKE BYNUM	X	
KIRBY BARNARD, COMMUNITY DEVELOPMENT	X	
KADI SANDERS, ZONING COORDINATOR	X	

### PLEDGE OF ALLEGIANCE

### REMEMBRANCE OF SERVICE MEMBERS

**APPROVAL OF MINUTES:**

Ken Crowder made a motion to approve the minutes as presented from the December 17, 2019, Planning and Zoning meeting. Mark Giroux seconded the motion. Motion carried.

**PUBLIC HEARING:**

2128-30 WOODSON RD – LIL’SFIRESIDE – CONDITIONAL USE PERMIT – COM ELE MESSAGE BOARD SIGN

Darren McBroom addressed the Commission regarding the application submitted for a conditional use permit to operate a commercial electronic message board sign.

Kirby Barnard, Director of Community Development, stated other than the electronic component the sign meets the dimension and height requirements.

Newton McCoy, Special Counsel, explained the code behavior allowances and restrictions.

There was discussion as to the location of the electronic message board sign.

There were no comments from the audience.

William Hardrick made a motion to approve the conditional use permit with stipulations as presented. Ken Crowder seconded the motion. Motion carried.

1530 FAIRVIEW AVE – PARIC CORPORATION – CONDITIONAL USE PERMIT/ SITE PLAN APPROVAL

William Lowery addressed the Commission on behalf of Paris Corporation regarding the application submitted for a Conditional Use Permit and site plan approval to operate a general construction contracting service with manufacturing, outside storage, within a multi-tenant, unrelated use(s) building.

There was discussion related to site deficiencies and required variances, the emergency services business located within the building, parking, outside storage, fencing and screening of outside storage area, electronic entrance/exit gate.

Mark Giroux made a motion to approve the conditional use permit with stipulations as presented. Jim Wade seconded the motion. Motion carried.

Councilman Les Dills made a motion to approve the site plan contingent upon variance approval and screening of outside storage as specified. William Hardrick seconded the motion. Motion carried.

9502 MIDLAND BLVD – ZONING MAP AMENDMENT FROM “PD-R” TO “C-2”

Chairwoman Ruckman and Commission member Patrick Wroblewski recused themselves as they both own either a property and/or a business within the three hundred foot radius of the subject property.

Terry Kaufman addressed the Commission to request approval of a zoning map amendment to change the zoning from “PD-R” Planned Development – Residential to “C-2” General Commercial in order to establish a law office at this location.

Mr. Barnard stated the property has been vacant for a very long time.

There was discussion related to renovations of the building or likelihood of demolition and reconstruction, the numerous code corrections of the existing building, and the applicant’s overall intent which is to locate his law business at the location.

Ken Crowder made a motion to approve the zoning map amendment to change the zoning from “PD-R” Planned Development- Residential to “C-2” General Commercial. Mark Giroux seconded the motion. Motion carried.

2065 WALTON RD UNIT 427 – LEFTOVERS ETC. – CONDITIONAL USE PERMIT/ SITE PLAN APPROVAL

Josh Levey of Medici Media Space and Sandra O’Dell addressed the Commission to request approval of a conditional use permit and site plan to operate an accessory use health and fitness center. The primary use of the location is a not for profit business.

Ms. O’Dell explained she provides dance lessons to the Down syndrome community. They work primarily with adults. There was discussion that this is an accessory use. The applicant’s primary use is a not for profit business. Per the table of uses, health and fitness, is a conditional use and per the conditions set upon Medici Media in 2018 Ms. O’Dell was required to obtain a conditional use permit.

William Hardrick made a motion to approve the conditional use permit with stipulations as presented. Mark Giroux seconded the motion. Motion carried.

Ken Crowder made a motion to approve the site plan as presented. Councilman Les Dills seconded the motion. Motion carried.

Mr. Levey announced Medici Media Space will be hosting an open house March 12, 2020 and invited the Commission to attend.

9464 PAGE AVE – EDGARDO AUTO REPAIR – CONDITIONAL USE PERMIT/ SITE PLAN APPROVAL

Melvin Pinkley the owner of the building addressed the Commission on behalf of the applicant to request approval of a conditional use permit and site plan to operate an automotive repair facility. The applicant was called out of state on a family emergency and was unable to attend.

There was discussion as to how long Mr. Pinkley operated at this location, that the applicant will continue to operate the business in the same manner and there will be no changes to the site. There was discussion regarding the open code enforcements on the site and Mr. Barnard stated they will also be addressed during the occupancy inspection.

Jim Wade made a motion to approve the conditional use permit with stipulations as presented. Mark Giroux seconded the motion. Motion carried.

Ken Crowder made a motion to approve the site plan as presented. Councilman Les Dills seconded the motion. Motion carried.

**NEW BUSINESS/OLD BUSINESS:**

Patrick Wroblewski announced he is a candidate for Councilman in Ward One.

**ADJOURNMENT:**

Ken Crowder made a motion to adjourn. William Hardrick seconded the motion. Motion carried.

Respectfully submitted,

Beth Ruckman, Chairwoman  
Planning and Zoning