



PLANNING & ZONING COMMISSION

MEETING DATE: JANUARY 30, 2018
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 7:00 PM
ADJOURNMENT: 7:53 PM
NEXT P&Z MEETING: TUESDAY, FEBRUARY 27, 2018 @ 7:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, FEBRUARY 12, 2018 @ 7:00PM

ROLL CALL

| NAME: | PRESENT: | ABSENT: |
|--------------------------------------|----------|---------|
| WILLIAM HARDRICK | X | |
| STEVE OLSEN | X | |
| MARK GIROUX | X | |
| JIM WADE | X | |
| MAYOR MIKE SCHNEIDER | X | |
| BETH RUCKMAN, CHAIRMAN | X | |
| SPECIAL COUNCIL, NEWTON MCCOY | X | |
| JOHN THOMAS | X | |
| COUNCILMAN MARTY LITTLE | X | |
| AUSTIN DESAIN | X | |
| KEN CROWDER | X | |
| KIRBY BARNARD, COMMUNITY DEVELOPMENT | X | |
| KADI SANDERS, ZONING COORDINATOR | X | |

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBERS

APPROVAL OF MINUTES:

Mark Giroux made a motion to approve the minutes as presented from the December 19, 2018, Planning and Zoning meeting. Jim Wade seconded the motion. Motion carried unanimously.

PUBLIC HEARING:

1933 WOODSON RD – ANGO KERNAN RENTAL & SALES – AMEND CUP/SITE PLAN REVISION

John Kernan addressed the commission to request approval of the revised site plan and to amend the conditional use permit previously approved by City Council May 8, 2017. The amendment proposes displaying equipment outside during regular business hours, trailers to remain outside (no more than ten but on average 3 to 4 trailers), customer drop off of equipment before or after regular business hours, and Budget truck rentals to be included on the conditional use permit.

There was discussion relating to display of the trailers whether or not they would be stored inside the building once the business was closed. Mr. Kernan expressed he may need to leave some trailers outside but it is his intent to store them inside when possible. He has a maximum of ten trailers. During the busy season most of the trailers will be rented, but during the slow season he may have all of them on site at one time, therefore he is requesting approval for the trailers to be on the lot overnight.

There was further discussion regarding the number of Budget rental trucks that would be on site at any given time, how many parking stalls are on the site, and designating parking spaces for the Budget trucks. Discussion continued relating to a guard rail or fence to keep access to the material bins and concrete batch plant on the South side of the property, and there was discussion regarding any MSD requirements relating to the wash out bin for the concrete batch plant. Mr. Kernan explained MSD is not imposing this as a requirement on the business; it was a suggestion to install the wash out bin.

It was determined the commercial electronic message board sign that is used as a piece of rental equipment must have a conditional use permit in order to be used to advertise for Ango Kernan.

Kirby Barnard, Director of Community Development explained Mr. Kernan has received the occupancy permit from the fire district, but still has two open building permits with the city that must be closed before occupancy permit can be issued. Furthermore, Mr. Barnard drives by this location every morning and he can attest the lot is usually clear.

There were no comments from the audience.

Jim Wade made a motion to approve the amended conditional use permit with stipulated conditions. Mark Giroux seconded the motion. Motion carried unanimously.

Ken Crowder made a motion to approve the revised site plan as presented. William Hardrick seconded the motion. Motion carried unanimously.

2701 WOODSON RD – LIASIE LLC dba COMPANION KOMBUCHA – CUP/SITE PLAN REVIEW

Tom Nieder addressed the commission to request approval of the site plan and a conditional use permit for a wholesale/warehouse Kombucha tea business. Mr. Nieder gave the commission a brief overview of the business operation.

Mr. Kirby Barnard explained to the commission the building has been vacant for quite some time, there is a moratorium on parking, and the applicant is scheduled to appear before the Board of Adjustment to obtain necessary variances relating to the site plan.

There was discussion regarding the days and hours of operation, deliveries during regular business hours, no retail sales at this location, all Kombucha classes held off site, discussion continued relating to the production/process of the tea.

There were no comments from the audience.

Ken Crowder made a motion to approve the conditional use permit with stipulated conditions. Jim Wade seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to approve the site plan as presented. William Hardrick seconded the motion. Motion carried unanimously.

NEW BUSINESS/OLD BUSINESS:

None.

ADJOURNMENT:

John Thomas made a motion to adjourn. Mark Giroux seconded the motion. Motion carried unanimously.

Respectfully submitted,

Beth Ruckman, Chairman
Planning and Zoning