



PLANNING & ZONING COMMISSION

MEETING DATE: MARCH 26, 2019
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:20 PM
NEXT P&Z MEETING: TUESDAY, APRIL 20, 2019 @ 6:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, APRIL 8, 2019 @ 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	
COUNCILWOMAN RIDOLFI	X (arrived @ 6:01pm)	
AUSTIN DESAIN	X	
KEN CROWDER	X	
PATRICK WROBLEWSKI	X	
KIRBY BARNARD, COMMUNITY DEVELOPMENT	X	
KADI SANDERS, ZONING COORDINATOR		EXCUSED

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBERS

APPROVAL OF MINUTES:

John Thomas made a motion to approve the minutes as presented from the February 26, 2019 Planning and Zoning meeting. Ken Crowder seconded the motion. Motion carried unanimously.

PUBLIC HEARING:

9559 PAGE AVE – BORRELLI'S PIZZA – CONDITIONAL USE PERMIT/SITE PLAN REVIEW

Andre' Borrelli addressed the Commission to request approval of the site plan and conditional use permit to operate a restaurant.

Kirby Barnard, Director of Community Development gave a brief description of the history of the building, informed the Commission construction permits will be required, and the applicant will need to appear before the Board of Adjustment.

Newton McCoy, Special Counsel asked the applicant about the additional parking spaces at the rear of the building, the dumpster enclosure, and where the patio would be located if built in the future. Mr. Borrelli responded stating the patio would be located on the East side of the building.

There was discussion regarding the hours of operation, no outside storage, and no vehicles to be left on the site overnight.

Councilwoman Ridolfi asked the applicant if he would be providing delivery services in addition to carry out and Mr. Borrelli responded to the affirmative.

Special Counsel informed the Commission the comprehensive plan supports residential properties being moved to commercial properties/uses.

There were no questions from the audience.

Mr. Borrelli stated he would be adding a landscape planter on the property as well. Special counsel cautioned the landscaping must be maintained.

John Thomas asked Mr. Borrelli when he intends to open and Mr. Borrelli said he doesn't have a firm date at this time.

Mark Giroux asked about access to the rear of the building and Mr. Borrelli referred him to the site plan.

Steve Olsen made a motion to approve the conditional use permit with stipulated conditions and contingent upon variance approval. Mark Giroux seconded the motion. Motion carried unanimously.

John Thomas made a motion to approve the site plan as presented and contingent upon variance approval. Mark Giroux seconded the motion. Motion carried unanimously.

RESOLUTION – AMEND ZONING DISTRICT MAP

Special Counsel explained to the Commission the logistics of the Resolution.

The Commission discussed the exact location of the properties in relation to the zoning map.

There was further discussion relating to updating the zoning of the parcels.

Mark Giroux made a motion to approve the Resolution as presented. John Thomas seconded the motion. Motion carried unanimously.

NEW BUSINESS/OLD BUSINESS:

There was discussion regarding derelict signs for defunct businesses or old business signs not being utilized and there was discussion regarding Airbnb.

ADJOURNMENT:

John Thomas made a motion to adjourn. William Hardrick seconded the motion. Motion carried unanimously.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning