



## PLANNING & ZONING COMMISSION

**MEETING DATE:** JULY 30, 2019  
**LOCATION:** COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114  
**CALL TO ORDER:** 6:00 PM  
**ADJOURNMENT:** 6:24 PM  
**NEXT P&Z MEETING:** TUESDAY, AUGUST 27, 2019 @ 6:00PM COUNCIL CHAMBERS  
**COUNCIL MEETING:** MONDAY, AUGUST 12, 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, CHAIRWOMAN	X	
SPECIAL COUNCIL, NEWTON MCCOY	X	
COUNCILMAN LES DILLS	X	
AUSTIN DESAIN	X	
KEN CROWDER	X	
PATRICK WROBLEWSKI	X	
KIRBY BARNARD, COMMUNITY DEVELOPMENT	X	
KADI SANDERS, ZONING COORDINATOR	X	
JASON McCONACHIE, CITY ADMINISTRATOR	X	

### PLEDGE OF ALLEGIANCE

### REMEMBRANCE OF SERVICE MEMBERS

## **APPROVAL OF MINUTES:**

Ken Crowder made a motion to approve the minutes as presented from the June 25, 2019, Planning and Zoning meeting. William Hardrick seconded the motion. Motion carried.

## **PUBLIC HEARING:**

### 2065 WALTON RD UNIT 426 – GRIND & GLORY GYM – CONDITIONAL USE PERMIT/SITE PLAN

Terron Love of Grind & Glory Gym and Josh Levey of Medici Media Space addressed the Commission to request approval of a conditional use permit and site plan for a health and fitness center to be located within Medici Media Space.

There was discussion as to days and hours of operation, number of employees, outside storage, and company vehicles.

Kirby Barnard, Director of Community Development commented on the condition of the building being in good standing.

Newton McCoy, Special Counsel commented the use is limited to health and fitness and pointed out we have had issues in the past with other applicants operating beyond the parameters of their conditional use.

Chairwoman Ruckman asked the applicant if the classes and training are by appointment only and Mr. Love responded yes. Mr. Levey stated they have personal training by appointment only and small instructional classes.

There were no comments from the Commission.

There were no comments from the audience.

Ms. Sanders asked the applicant the maximum number of people per class and Mr. Love responded fifteen.

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

### 2065 WALTON RD UNIT 427 – JERMAINE ANDRE MIXED MARTIAL ARTS ACADEMY – CUP/SITE PLAN

Josh Levey of Medici Media Space addressed the commission on behalf of the applicant, Jermaine Andre, to request approval of a conditional use permit and site plan to operate a health and fitness center to be located within Medici Media Space. Mr. Levey explained Mr. Andre uses this specific location but also is uses the media spaces to record martial arts.

There was discussion regarding hours of operation.

Kirby Barnard, Director of Community Development, had no comment.

Special Counsel, Newton McCoy, had no comment.

There were no comments from the audience.

Steve Olsen made a motion to approve the conditional use permit with stipulations as outlined in the staff report. Jim Wade seconded the motion. Motion carried.

William Hardrick made a motion to approve the site plan for 2065 Walton Rd Unit 426 and Unit 427 as presented. Mark Giroux seconded the motion. Motion carried.

9303 MIDLAND BLVD – RITENOUR SCHOOL DISTRICT – LOT SUBDIVISION & LOT CONSOLIDATION

Earl Graham of Grimes Consulting addressed the Commission on behalf of the Ritenour School District to request approval of a lot subdivision and lot consolidation.

Kirby Barnard, Director of Community Development gave a brief description of the site and history of the site. Further he explained the houses are non-conforming and he had spoken with special counsel regarding the non-conformity.

Special Counsel, Newton McCoy stated this request involves two long time partners of the City of Overland, Overland Baptist Church and Ritenour. The lot is large and while this might not be the most ideal way to go about it, it is legal.

Mark Giroux clarified the lot subdivision and lot one will remain with Ritenour and lot two will be retained by the church. Further the houses will be occupied by church members but they will be rental.

Mr. Graham said he felt this was mainly cleanup of the site because the lots were never consolidated in the first place.

Mark Giroux made a motion to approve the lot consolidation and lot subdivision.

There were no further comments from the Commission.

There were no comments from the audience.

Mark Giroux made a motion to recommend adoption of an ordinance that authorizes the filing of the consolidation and subdivision plat with the Recorder of Deeds of St. Louis County. Jim Wade seconded the motion. Motion carried.

**NEW BUSINESS/OLD BUSINESS:**

Chairwoman Beth Ruckman announced this will be fellow commissioner, Austin DeSain's last meeting. Mrs. Ruckman told Mr. DeSain it has been an honor serving with him. Mr. DeSain thanked the

Commission and said it has been a pleasure to work with everyone. Further he said it has been a great experience and he appreciated the opportunity.

**ADJOURNMENT:**

Jim Wade made a motion to adjourn. Ken Crowder seconded the motion. Motion carried.

Respectfully submitted,

Beth Ruckman, Chairwoman  
Planning and Zoning