



PLANNING & ZONING COMMISSION

MEETING DATE: AUGUST 28, 2018
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 7:00 PM
ADJOURNMENT: 7:44 PM
NEXT P&Z MEETING: TUESDAY, SEPTEMBER 25, 2018 @ 7:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, SEPTEMBER 10, 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	
COUNCILWOMAN RIDOLFI	X	
AUSTIN DESAIN	X	
KEN CROWDER	X	
PATRICK WROBLEWSKI		
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 July 31, 2018, Planning and Zoning meeting. Mark Giroux seconded the motion. Motion carried.

Austin DeSain made a motion to approve the minutes as presented from the August 16, 2018 Special Planning & Zoning meeting. William Hardrick seconded the motion. Councilwoman Ridolfi abstained. Motion carried.

PUBLIC HEARING:

2550 WOODSON RD – ALEXUS PALACE INFANT CENTER – CONDITIONAL USE PERMIT/SITE PLAN REVIEW

Adrienne Pennington addressed the Commission to request approval of the site plan and conditional use permit to operate an infant and toddler daycare center.

Kirby Barnard, Director of Community Development gave a brief description of the history of the building. He stated there is not a playground indicated on the site plan and it is lacking parking, however there is a moratorium on parking in the downtown area.

Special Counsel, Newton McCoy asked the applicant how she intends to address drop off and pick up. Ms. Pennington responded Woodson Road is very busy, therefore the drop off/pick up will be at the rear of the building with a 24' x 24' yard.

There was discussion as to who would be installing the fenced yard, pick up/drop off area, traffic flow, and striping of the existing lot.

Councilwoman Lisa Ridolfi stated for years the city has been making an effort to revitalize downtown Overland, We've have a comprehensive plan, we've performed a study with East-West Gateway, and St. Louis County and she doesn't see how the use fits into the city's desire for downtown and doesn't think the use fits the city's concept. Furthermore, there are concerns with the twenty-four operation, days of operation aren't addressed, and no playground for the children. It doesn't seem like a good location for a daycare.

Ms. Pennington stated the twenty-four hour operation is to accommodate shift workers and just because they would be licensed for twenty-four hours doesn't mean we would be open those hours unless needed. It is to eliminate going back to the State to get extended hours if we need those hours to accommodate the client.

There was further discussion as to the hours of operation, employee parking, the language referred to by Councilwoman Ridolfi regarding the East Midland Planning District and downtown area, how long Ms. Pennington has had her other facility, concerns about a daycare being located across from a live music venue and bar, there were concerns about the building vacancy, noise from other businesses, and revisions to the site plan, and how the turn-around at the rear of the building will affect the other business owners in the building.

Chairwoman Ruckman expressed the opinion the Commission thinks this is a great business and there is a need for this type of business, however we are divided as to the particular location for the particular business at this time.

Austin DeSain said while he would like to approve the conditional use, however he would not approve the site plan at this time without the necessary revisions but with that said he doesn't know if simply revising the site plan would answer all of the concerns and the what ifs.

Special Counsel discussed the options with the Commission as to approving, tabling, or postponing the agenda item.

Mark Giroux made a motion to approve the conditional use permit on strict condition the revised site plan be approved, if the site plan is not approved by the commission then the conditional use permit vote is void. Ken Crowder seconded the motion. Members present opposed. Motion failed.

There was further discussion as to the cost to the applicant for a revised site plan, the applicant possibly finding a different property, and all factors involved in the commission's decision and the consequences of the decision.

Mark Giroux made a motion to postpone the agenda item to allow the applicant time to revise the site plan. Ken Crowder seconded the motion. Motion carried.

10084 PAGE AVE – DO SHI ROK – CONDITIONAL USE PERMIT/SITE PLAN REVIEW

Wol B Lee addressed the Commission to request approval of the site plan and conditional use permit to operate a dine-in restaurant. Ms. Lee explained her sister opened this business recently but had carry out only. This is a change of ownership.

The Director of Community Development gave a brief history of the property and explained this is a change of ownership and service style from carry out only to dine-in.

Special Counsel explained the use is not substantially different from what was approved at this location time and again.

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.

John Thomas made a motion to approve the site plan as presented. William Hardrick seconded the motion. Motion carried.

NEW BUSINESS/OLD BUSINESS:

Mark Giroux asked if the City Council took action on the small cell facilities. Special Counsel responded to the affirmative. Council approved it on August 20, 2018.

ADJOURNMENT:

Jim Wade made a motion to adjourn. John Thomas seconded the motion. Motion carried.

Respectfully submitted,

Beth Ruckman, Chairman
Planning and Zoning