



PLANNING & ZONING COMMISSION

MEETING DATE: OCTOBER 26, 2021
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:51 PM
NEXT P&Z MEETING: TUESDAY, NOVEMBER 30, 2021 @ 6:00PM
COUNCIL MEETING: MONDAY, NOVEMBER 8, 2021 @ 6:00PM
PLANNED DEVELOPMENT: MONDAY, NOVEMBER 22, 2021: REQUIRES 2ND PUBLIC HEARING

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 COUNSEL, NEWTON MCCOY	X	
COUNCILMAN KEN OWENSBY	X	
KEN CROWDER	X	
LES DILLS	X	
LESLIE FERGUSON		X
KADI SANDERS, COMMUNITY DEVELOPMENT	X	
RENEE CROWELL		X
JAMES OSBORNE, COMMUNITY DEVELOPMENT	X	

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBER

APPROVAL OF MINUTES:

Ken Crowder made a motion to approve the minutes as presented from the September 28, 2021, Planning and Zoning meeting. Jim Wade seconded the motion. Motion carried.

PUBLIC HEARING:

Chairwoman Ruckman explained the Planning & Zoning Commission is an advisory board. All approvals are granted by the City Council. She also read the following code sections regarding expiration of Conditional Use Permit(s) and Site Plan approval(s):

Section 400.635 Expiration of Site Plan Approval.

The site plan approval shall expire, and be of no effect, one hundred eighty (180) days after the date of final approval thereof, unless within such time a building permit for any proposed work authorized under the said site plan approval has been issued. The site plan approval shall expire and be of no effect three hundred sixty (360) days after the date of its issuance, if construction has not begun and been pursued diligently on the property.

Section 400.695 Failure to Commence Construction or Operation.

Unless otherwise stated in the conditions of a particular conditional use permit, substantial work, construction, or operation of the conditional use, where construction is not required, shall commence within six (6) months of the effective date of the permit unless such time period is extended through appeal to and approval by the Planning and Zoning Commission. If no appeal is made, or no extension of time is received or granted, the permit shall immediately terminate upon expiration of the six (6) month period. When the conditional use permit commences, evidence of commencement will be the issuance of a building permit, if construction is required, or an occupancy permit, if construction is not required.

2333-35 LACKLAND ROAD – LISA REESE, EVOLVE FAITH & FITNESS – CUP/SITE PLAN APPROVAL

Lisa Reese addressed the Commission to request approval of a conditional use permit and site plan.

Kadi Sanders, Director of Community Development explained Ms. Reese was before the Commission this evening to obtain a conditional use permit for her business which was a change of ownership and name change, which previously been a health and fitness center in the past. There were no changes to the site plan which was approved on 17th of July, 2017

There was a brief discussion regarding days and hours of operation, number of employees, outside storage, overnight parking of company vehicles, outside activities, current memberships, and class attendance limitations.

The Commission agreed outside health and fitness activities are prohibited and also agreed no more than fifteen (15) members per class.

There were no comments from the audience.

There were no comments from legal counsel.

Councilman Jim Wade made a motion to recommend approval of the conditional use permit with stipulations as discussed. Mark Giroux seconded the motion. Motion carried.

William Hardrick made a motion to recommend approval of the site plan as presented. Ken Crowder seconded the motion. Motion carried.

2065 WALTON ROAD # 201 – DEANGELO BALL, TOP TIER CONTRACTING – CUP/SITE PLAN REVIEW

DeAngelo Ball was not present at the meeting at this time. The Commission agreed to move the review of the Conditional Use Permit and the Site Plan Review to the end of the agenda.

At the end of the agenda, Chairwoman Beth Ruckman recommended to make a motion to postpone the application of the property.

Ken Crowder made a motion to postpone the approval of the conditional use permit and the site plan for Top Tier Contracting. William Hardrick seconded the motion. Motion carried.

9002 OVERLAND PLAZA – DAVE YANCIK, OVERLAND REDEVELOPMENT – PRELIMINARY DEVELOPMENT PLAN REVIEW

NEW BUSINESS/OLD BUSINESS:

Ms. Sanders recommended to the Commission to grant a three (3) month extension to Lucky's Overland Market due to unfortunate events recently. The Commission unanimously agreed with the recommendation for extension of three months.

ADJOURNMENT:

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

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning