



PLANNING & ZONING COMMISSION

MEETING DATE: JANUARY 26, 2021
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:10 PM
ADJOURNMENT: 6:25 PM
NEXT P&Z MEETING: TUESDAY, FEBRUARY 23, 2021 @ 6:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, FEBRUARY 8, 2021 @ 6:00PM

ROLL CALL

NAME:	PRESENT:	EXCUSED:
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	
COUNCILWOMAN LISA RIDOLFI	X	
KEN CROWDER	X	
LES DILLS	X	
LESLIE FERGUSON	X	
KIRBY BARNARD, COMMUNITY DEVELOPMENT	X	
KADI SANDERS, ZONING COORDINATOR	X	

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBERS

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.

9432 LACKLAND RD – DOLLED UP – CONDITIONAL USE PERMIT/SITE PLAN REVIEW

Demetria Gray addressed the Commission regarding the applications submitted for site plan approval and a conditional use permit to operate a commercial service – salon and boutique.

There were no comments from the Director of Community Development.

There were no comments from Special Counsel.

Mark Giroux clarified the building location.

There were no comments from the audience.

Ken Crowder made a motion to approve the Conditional Use Permit with stipulations as presented and discussed. Les Dills seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to approve the site plan as presented. Councilwoman Lisa Ridolfi seconded the motion. Motion carried unanimously.

10415 TRENTON AVE – DEIBEL LABORATORIES OF MISSOURI IN – CUP/SITE PLAN REVIEW

Bill Hinds and Tom Donahue addressed the Commission on behalf of the applicant, Charles Deibel regarding the applications submitted for site plan approval and a conditional use permit to operate a commercial service – scientific and technical laboratory.

Kirby Barnard, Director of Community Development gave a brief explanation regarding the applicant's need of urgency to get through the process and start operating.

Special Counsel Newton McCoy asked Mr. Barnard if the plan is now to scale and the dumpster enclosure notations are sufficient and Mr. Barnard replied to the affirmative. There was brief discussion regarding the seven parking spaces located at the front of the building that requires backing into the public roadway and that the applicant is scheduled to appear before Board of Adjustment to seek approval of a variance.

Leslie Ferguson inquired as to the how the food is brought in to the facility, whether it is delivered or picked up and that the facility is not open to the public.

There were no comments from the audience.

Steve Olsen made a motion to approve the conditional use permit with stipulations as presented. Mayor Schneider seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to approve the site plan contingent upon variance approvals. Les Dills seconded the motion. Motion carried unanimously.

NEW BUSINESS/OLD BUSINESS:

There was a brief discussion regarding the new Domino's restaurant.

ADJOURNMENT:

Steve Olsen made a motion to adjourn. Councilman Lisa Ridolfi seconded the motion. Motion carried unanimously.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning