



PLANNING & ZONING COMMISSION

MEETING DATE: JANUARY 31, 2023
LOCATION: COUNCIL CHAMBERS, 9119 LACKLAND ROAD, OVERLAND, MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:38 PM
NEXT P&Z MEETING: TUESDAY, FEBRUARY 28, 2023 @ 6:00PM
COUNCIL MEETING: MONDAY, FEBRUARY 13, 2023 @ 6:00PM

ROLL CALL

| NAME: | PRESENT: | ABSENT: |
|---|----------|---------|
| WILLIAM HARDRICK, CHAIRMAN | X | |
| STEVE OLSEN | X | |
| MARK GIROUX | X | |
| JIM WADE | X | |
| MAYOR MARTY LITTLE | X | |
| COUNCILWOMAN BETH RUCKMAN | X | |
| JOSEPH BOND, SPECIAL COUNSEL | X | |
| KEN CROWDER | X | |
| LESLIE FERGUSON | X | |
| RENEE CROWELL | X | |
| KADI SANDERS, DIRECTOR of COMMUNITY DEVELOPMENT | X | |
| JAMES OSBORNE, ZONING COORDINATOR | X | |

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBER

APPROVAL OF MINUTES:

Ken Crowder made a motion to approve the minutes as presented from the December 27, 2022, Planning and Zoning meeting. Steve Olsen seconded the motion. Motion Carried.

PUBLIC HEARING:

Chairman Hardrick explained the Planning & Zoning Commission is an advisory board. All approvals are granted by the City Council. He 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.

1901 WOODSON ROAD – RESTAURANT SU CASITA – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Carlos Vites on behalf of Restaurant Su Casita, address the Commission to request approval of a conditional use permit and site plan, to operate a new business. The new business is a restaurant located in the former Hon's Wok building on Woodson Road.

Ms. Kadi Sanders, Director of Community Development, explained to the Commission the applicant was here this evening for a Conditional Use Permit and Site Plan Approval for a restaurant located along Woodson Road. She further explained the site plan conformed to the current city zoning code and had been previously approved by the Commission and City Council. She explained the applicant had no intentions or plans to alter anything with the previously approved site plan. Ms. Sanders further expressed the proposed business conforms and is supported by the city comprehensive plan for the specific zoning area.

There was a brief discussion regarding the days and hours of operation, if delivery was going to be offered, and liquor sales. The applicant expressed currently there is no intention for liquor sales, and was aware that if in the future if they chose to start liquor sales, it would require approval from City Council and a Conditional Use Permit Amendment.

There were no comments from the audience.

There were no comments from legal counsel.

Ken Crowder made a motion to recommend approval of the conditional use permit with stipulations as discussed. Leslle Ferguson seconded the motion. Motion Carried Unanimously.

Jim Wade made a motion to recommend approval of the site plan as presented. Leslie Ferguson seconded the motion. Motion Carried Unanimously.

8961 PAGE AVENUE – LOT SUBDIVISION – (1) “C2” GENERAL COMMERCIAL TO (2) GENERAL COMMERCIAL

Jon Schabaum, of BFA Inc, on behalf of TAUC Properties LLC, addressed the Commission to request the approval of a preliminary lot subdivision of the property of 8961 Page Avenue from one “C2” General Commercial property to two “C2” General Commercial properties.

Ms. Kadi Sanders, Director of Community Development, explained to the Commission the applicant was here this evening for a Preliminary Lot Subdivision of the 8961 Page Avenue parceled. She explained that TAUC Properties LLC is proposing to divide and sell a portion of 8961 Page Avenue. She explained the sub-dividing of the parcel would create a conforming buildable lot per the standards regulated by the current zoning code. Ms. Sanders further explained during the original development of the parcel of land and Total Access Urgent Care the plan was to always complete a subdivision after the development was complete. It was also noted a subdivision of this plat would continue to conform with the city comprehensive plan.

There was a brief discussion in regards to the new address identifier and it would need to be obtained from St. Louis County, along with the Mylar and how it will be required for the City Council to grant final approval and signatures.

There were no comments from the audience.

There were no comments from legal counsel.

Mark Giroux made a motion to recommend approval of the subdivision of the lot at 8961 Page Avenue as presented. Leslie Ferguson seconded the motion. Motion Carried Unanimously.

2517-2519 LESLIE AVENUE – LOT SUBDIVISION – (1) “R3” SINGLE FAMILY RESIDENTIAL TO (2) SINGLE FAMILY RESIDENTIAL

Michael Saber, of Saber Incorporated, on behalf of the property owner of 2517 Leslie Avenue, addressed the Commission to request the approval of a preliminary lot subdivision of the property of 2517 Leslie Avenue from one “R3” Single Family Residential to two “R3” Single Family Residential properties.

Ms. Kadi Sanders, Director of Community Development, explained to the Commission that applicant was here this evening for a Preliminary Lot Subdivision of the 2517 Leslie Avenue parcel. She explained the subdivision of the lot would create a non-conformity to the lot addressed as 2519 Leslie Avenue due to the lot width being under the required size of fifty feet in length. She further explained the creation of the non-conformity although not ideal in a typical situation does help alleviate one non-conformity in regards to this direct scenario with two residential dwellings located on one parcel of land. She explained to the Commission the subdivision of this parcel of land is in conformance with the city's comprehensive plan and does alleviate an existing non-conformity.

There was a brief discussion in regards to the Mylar Plat being required for the City Council meeting and signatures required along with the requirement of recording the approved plat.

There were no comments from the audience

There were no comments from legal counsel.

Steve Olsen made a motion to recommend approval of the subdivision of the lot at 2517- Leslie Avenue as presented. Jim Wade seconded the motion. Motion Carried Unanimously.

10100 PAGE AVENUE – BATHS FOR LESS LLC DBA JACUZZI BATH REMODEL OF ST. LOUIS. – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Matt Nyberg, on behalf of the business, addressed the Commission to request the approval of a conditional use permit and site plan, to operate a new business. The new business proposed is an off-site repair services with non-hazardous

Ms. Kadi Sanders, Director of Community Development, explained to the Commission the applicant was here this evening for a Conditional Use Permit and Site Plan Approval for a off=site repair service with non-hazardous warehousing business located along Page Avenue. She further explained the site plan conformed to the current city zoning code and had been previously approved by the Commission and City Council. She explained the applicant had indicated there was to be some company associated vehicles parked overnight at the business location. Ms. Sanders explained to the Commission the use of the rear parking/loading area of the business may be ideal for the stipulation of storing the vehicles overnight and would require striping to be added in the location of vehicles, which could be addressed during commercial occupancy.

The applicant agreed the vehicles could be stored in the rear part of the property and that striping could be installed for the storage of the company vehicles.

There was a brief discussion about days and hours of operation and operational standards for the business.

There were no comments from the audience.

There were no comments from legal counsel.

Councilwoman Beth Ruckman made a motion to recommend approval of the conditional use permit with stipulations as discussed. Ken Crowder seconded the motion. Motion Carried Unanimously.

Steve Olsen made a motion to recommend approval of the site plan as presented. Jim Wade seconded the motion. Motion Carried Unanimously.

NEW BUSINESS/OLD BUSINESS:

Mayor Little expressed to the Commission in regards to the electronic packet informational request for staff, and how there is potential changes to the packets and information in the near future. He briefly discussed the idea of future developments in the technological advancements with the city systems.

ADJOURNMENT:

Leslie Ferguson made a motion to adjourn. Mark Giroux seconded the motion. Motion carried unanimously.

Respectfully submitted,

William Hardrick, Chairman
Planning and Zoning