



PLANNING & ZONING COMMISSION

MEETING DATE: FEBRUARY 26, 2019
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 7:45 PM
NEXT P&Z MEETING: TUESDAY, MARCH 26, 2019 @ 6:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, MARCH 11, 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, CHAIRMAN	X	
SPECIAL COUNCIL, NEWTON MCCOY	X (Arrived @ 6:10pm)	
JOHN THOMAS	X	
COUNCILWOMAN RIDOLFI	X	
AUSTIN DESAIN	X	
KEN CROWDER	X	
PATRICK WROBLEWSKI	X	
KIRBY BARNARD, COMMUNITY DEVELOPMENT	X	
KADI SANDERS, ZONING COORDINATOR		EXCUSED

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBERS

APPROVAL OF MINUTES:

Ken Crowder made a motion to approve the minutes as presented from the December 18, 2018, Planning and Zoning meeting. Mark Giroux seconded the motion. Motion carried unanimously.

PUBLIC HEARING:

1600 DIELMAN RD – U-HAUL MOVING AND STORAGE OF OVERLAND – CUP/SITE PLAN APPROVAL

Steve Langford, President of U-Haul St. Louis addressed the Commission to request approval of the site plan and conditional use permit to operate a self-storage facility with truck and trailer sharing (rental) and retail sales associated to the business. Rodney Arnold of the Sterling Company and Kenny Kramer, Manager, Overland U-Haul located at 9820 Page Avenue were also present.

There was discussion regarding the staff hours of operation, card swipe style access cards, a limited number of customers, approximately 5%, have access beyond typical staff hours, and the variance required for screening and landscaping on the South side of the property.

Mr. Langford explained how the card swipe access cards function and the security system.

Special Counsel Newton McCoy asked about the outside storage request and Mr. Langford explained it is the self-storage minis. They are built off-site and then placed on site. There was further discussion as to what type of items would be sold in the retail portion and Mr. Langford expressed it is boxes, moving supplies, trailer hitches, towing systems, and bike racks. The trailer hitches and towing systems aspect of the sales will remain at the 9820 Page location.

There were no comments from the audience.

Ken Crowder made a motion to approve the conditional use permit with stipulated conditions and contingent upon variance approval. Jim Wade seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to approve the site plan including the outside storage as indicated on plan. John Thomas seconded the motion. Motion carried unanimously.

9606/9606 A MIDLAND BLVD – ZONING MAP AMENDMENT – CURRENT “PD-R”/PROPOSED “C-2”

Michael Emmendorfer addressed the Commission to request approval of a zoning map amendment to change the current zoning of “PD-R” Planned Development – Residential to the proposed zoning of “C-2” General Commercial.

There was discussion regarding access to the land locked area, 9606 A, and Mr. Emmendorfer expressed he does not intend to utilize the land locked area.

There were no questions from the audience.

Jim Wade made a motion to approve the zoning map amendment for 9606 Midland Blvd from “PD-R” to “C-2”. Mayor Schneider seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to approve the zoning map amendment for 9606 A Midland Blvd from “PD-R” to “C-2”. John Thomas seconded the motion. Motion carried unanimously.

9620 LACKLAND RD – ZONING MAP AMENDMENT – CURRENT “C-1”/PROPOSED “PD-MxD”

Harold Stiffelman addressed the Commission to request approval of a zoning map amendment to change the current zoning of “C-1” Neighborhood Commercial to the proposed zoning of “PD-MxD” Planned Development – Mixed.

Special Counsel Newton McCoy confirmed the applicant is requesting a mixed use for the purpose of allowing a mixed commercial and residential use.

There was discussion as to where the residence will be located within the building, what type of commercial use is intended for the building, and if the commercial property will be leased.

Edie Cuminale, 9601 Lackland Rd, asked about exterior lighting, and landscaping.

Councilman Jay Fetsch asked what business was located in the building previously and Mr. Stiffelman responded the F.O.P.

John Thomas made a motion to approve the zoning map amendment from “C-1” to “PD-MxD”. Mark Giroux seconded the motion. Motion carried unanimously.

2544 WOODSON RD – PURE PEARL WELLNESS – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Micai Levenberry addressed the Commission to request approval of the site plan and conditional use permit to operate a commercial service – wellness spa.

There was discussion as to hours of operation, number of employees, outside storage is not required. The applicant is certified through a school as opposed to being registered with the state.

There was further discussion as to where the building is located, parking, and the applicant operates by appointment.

There were no comments from the audience.

Steve Olsen made a motion to approve the conditional use permit with stipulated conditions. William Hardrick seconded the motion. Motion carried unanimously.

Jim Wade made a motion to approve the site plan as presented. John Thomas seconded the motion. Motion carried unanimously.

3107 BROWN RD – TJ PLUMBING CO – CONDITIONAL USE PERMIT/SITE PLAN REVIEW

Mattie and Tyrone Williams addressed the Commission to request approval the site plan and conditional use permit to operate two contractor's offices at this location.

Special Counsel recommended hearing the testimony and evidence on both applications before taking a vote on either.

There was discussion regarding requirements and definition of a contractor's office for both the plumbing company and the labor company, hours of operation, number of employees, outside storage is not required, and the applicants are scheduled to appear before the Board of Adjustment on March 13, 2019.

Councilman Jay Fetsch inquired which building is 3107 Brown Road and he was informed it was a former violin shop.

Steve Olsen made a motion to approve the conditional use permit with stipulated conditions for TJ Plumbing. William Hardrick seconded the motion. Motion carried unanimously.

Councilwoman Lisa Ridolfi made a motion to approve the site plan contingent upon variance approval for TJ Plumbing. Ken Crowder seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to approve the conditional use permit with stipulated conditions for T & M Labor Company. William Hardrick seconded the motion. Motion carried unanimously.

Councilwoman Lisa Ridolfi made a motion to approve the site plan contingent upon variance approval for T & M Labor Company. Ken Crowder seconded the motion. Motion carried unanimously.

NEW BUSINESS/OLD BUSINESS:

Ken Crowder extended an invitation to attend a town hall meeting to be held at Ritenour High School at 7:00pm on March 15, 2019 and April 1, 2019 regarding Better Together.

ADJOURNMENT:

John Thomas made a motion to adjourn. William Hardrick seconded the motion. Motion carried unanimously.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning