



PLANNING & ZONING COMMISSION

MEETING DATE: MARCH 30, 2021
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:32 PM
NEXT P&Z MEETING: TUESDAY, APRIL 27, 2021 @ 6:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, APRIL 12, 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

APPROVAL OF MINUTES:

Ken Crowder made a motion to approve the minutes as presented from the February 23, 2021, Planning and Zoning meeting. Les Dills seconded the motion. Motion carried unanimously.

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.

9440 MIDLAND UNIT A – KING GRILL MEAT MARKET – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Islam Alkaraki addressed the Commission to request approval of the site plan and conditional use permit to operate a convenience store meat market.

Kirby Barnard, Director of Community Development had no comment.

Newton McCoy, Special Counsel, no comment.

There were no comments from the audience.

There was discussion regarding what type of items would be sold and it was determined grocery items and possibly meats, but they would not be selling tobacco and/or e-cigarette products, or alcohol/liquor sales.

Mark Giroux asked about the separation between the two stores, whether or not it was a concern at this point and Ms. Sanders responded explaining it was not an issue. The two units will not be connected.

Jim Wade asked about the security lighting shining into vehicles at the cross street. The applicant confirmed they have already corrected the issue.

Les Dills made a motion to recommend approval of the conditional use permit with stipulations as presented. Councilwoman Ridolfi seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to recommend approval of the site plan as presented. Ken Crowder seconded the motion. Motion carried unanimously.

10424 LACKLAND RD – ESTETICA UNISEX SILVIA INC – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Maria Garcia Lopez addressed the Commission to request approval of the site plan and conditional use permit to operate a commercial service – hair salon.

Kirby Barnard, Director of Community Development has no comment.

Special Counsel, Newton McCoy, had no comment.

There were no comments from the audience.

There was a brief discussion regarding hours and days of operation, no outside storage, and no company vehicles would be on site overnight.

Mark Giroux had concerns about the age of the site plan.

Councilwoman Ridolfi made a motion to recommend approval of the conditional use permit with stipulations as presented. William Hardrick seconded the motion. Motion carried unanimously.

Steve Olsen made a motion to recommend approval of the site plan as presented with existing variances on file. Ken Crowder seconded the motion. Motion carried unanimously.

9430 PAGE AVE – ZIPS CARWASH – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

No applicant appeared before the Commission. The Commission decided to move forward with the application noting this was a change of ownership only and there are to be no changes to the site or operation of the business.

Kirby Barnard, Director of Community Development had no comment.

Special Counsel, Newton McCoy requested the Commercial Electronic Message Board Sign requirements be included as part of the conditional use permit.

There were no comments from the audience.

There were no comments from the Commission.

Les Dills made a motion to recommend approval of the conditional use permit with stipulations as presented. Councilwoman Lisa Ridolfi seconded the motion. Motion carried unanimously.

Mark Giroux made a motion to recommend approval of the site plan as presented with existing variances on file. Leslie Ferguson seconded the motion. Motion carried unanimously.

10218 BACH BLVD – GARAGE LIVING ST. LOUIS – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

No applicant appeared before the Commission. The Commission discussed and decided to move forward with the application noting the previous business at this location was a construction contractor and the new application is also for a construction contracting business.

Kirby Barnard, Director of Community Development had no comment.

Special Counsel, Newton McCoy had no comment.

There were no comments from the audience.

There was a brief discussion related to the parking of the box truck.

Steve Olsen made a motion to recommend approval of the conditional use permit with stipulations as presented. Les Dills seconded the motion. Motion carried unanimously.

Leslie Ferguson made a motion to recommend approval of the site plan as presented with existing variances on file. Jim Wade seconded the motion. Motion carried unanimously.

NEW BUSINESS/OLD BUSINESS:

There was a brief discussion regarding the new Domino's, Waffle House, and Kahuna Wash.

ADJOURNMENT:

Jim Wade made a motion to adjourn. Ken Crowder seconded the motion. Motion carried unanimously.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning