



PLANNING & ZONING COMMISSION

MEETING DATE: APRIL 27, 2021
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:06 PM
ADJOURNMENT: 6:19 PM
NEXT P&Z MEETING: TUESDAY, MAY 25, 2021 @ 6:00PM
COUNCIL MEETING: MONDAY, MAY 10, 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 | |
| COUNCILMAN KEN OWENSBY | 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 March 30, 2021, Planning and Zoning meeting. Les Dills 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.

2336 WOODSON RD – KITCHEN 95 – CONDITONAL USE PERMIT/SITE PLAN APPROVAL

Vicki Lin addressed the Commission to request approval of the site plan and conditional use permit to operate a restaurant offering dine in, drive thru, and carry out.

Kirby Barnard, Director of Community Development gave a brief history of the property.

Newton McCoy, Special Counsel, asked the applicant if they intend to utilize the drive thru window and Ms. Lin responded to the affirmative.

There were no comments from the audience.

There was discussion regarding hours of operation, days of operation, number of employees, outside storage, and company vehicles.

Mark Giroux stated the plan submitted is from 2005 and asked Kirby Barnard, Director of Community Development, if there had been any changes to the site since 2005. Mr. Barnard responded no.

Newton McCoy, Special Counsel asked the applicant if they intend to sell liquor from this location and the Ms. Line responded no.

Councilman Ken Owensby made a motion to recommend approval of the conditional use permit with stipulations as presented. William Hardrick seconded the motion. Motion carried.

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

NEW BUSINESS/OLD BUSINESS:

There was a brief discussion Waffle House and Dominos.

ADJOURNMENT:

Councilman Ken Owensby made a motion to adjourn. Leslie Ferguson seconded the motion. Motion carried.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning