



PLANNING & ZONING COMMISSION

MEETING DATE: JUNE 29, 2021
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:26 PM
NEXT P&Z MEETING: TUESDAY, JULY 27, 2021 @ 6:00PM
COUNCIL MEETING: MONDAY, JULY 19, 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:

Councilman Ken Owensby made a motion to approve the minutes as presented from the May 25, 2021, Planning and Zoning meeting. Mark Giroux 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.

9740 LACKLAND RD – HALFWAY THERE FITNESS – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Tom Kiely, property owner, and Jasmine Dobbs, business applicant, addressed the Commission to request approval of the site plan and a conditional use permit to operate a health and fitness center.

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

There was discussion regarding hours of operation, outside storage, all business activities taking place indoors and being by appointment only, no company owned vehicles will be on site overnight, and the business will be owner operated.

There were no comments from the audience.

Councilman Ken Owensby made a motion to recommend approval of the conditional use permit with stipulations as discussed and presented. Les Dills 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.

8595 PAGE AVE – HENRY'S COMPLETE TIRE & AUTO – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Rick Hutson addressed the Commission to request approval of the site plan and a conditional use permit to operate an automotive repair facility.

There was discussion regarding days and hours of operation, number of employees, outside storage limited to the fenced area at rear of property with exception to vehicles that have been completed and are waiting for customer pickup, one company owned vehicle kept on site overnight, age of building, and that this is a change of ownership only. The business name and operation will remain the same.

There were no comments from the audience.

Councilman Ken Owensby made a motion to recommend approval of the conditional use permit with stipulations as discussed and presented. Jim Wade seconded the motion. Motion carried unanimously.

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

2519 WOODSON RD – PLAITED ROOTZ HAIR BRAIDING – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Tom Kiely, property owner, and Stephany Carothers, business applicant, addressed the Commission to request approval of the site plan and a conditional use permit to operate a Commercial Service – Salon specializing in Hair Braiding and dreadlocks.

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

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

There were no comments from the audience.

Councilman Ken Owensby made a motion to recommend approval of the conditional use permit with stipulations as discussed and presented. Steve Olsen seconded the motion. Motion carried unanimously.

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

1612 FAIRVIEW AVE – URGENT SURGERY SOLUTIONS – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

The applicant, nor a representative on behalf of the applicant, was present at the meeting.

Mayor Mike Schneider made a motion to postpone the agenda item. Councilman Ken Owensby seconded the motion. Motion carried unanimously.

NEW BUSINESS/OLD BUSINESS:

The Planning & Zoning Commission agreed unanimously to have Beth Ruckman continue as the Planning and Zoning Chairperson.

There was discussion regarding a Resolution that was passed by the City Council related to amending the zoning code in relation to Commercial Services such as salons and barber shops, the water lines along Midland Boulevard being replaced and the condition of the roadway.

Mayor Schneider introduced Renee Crowell to the Planning and Zoning Commission. He will be appointing her to the Commission at the next regularly scheduled City Council meeting.

ADJOURNMENT:

Councilman Ken Owensby made a motion to adjourn. Mark Giroux seconded the motion. Motion carried unanimously.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning