



PLANNING & ZONING COMMISSION

MEETING DATE: AUGUST 27, 2019
LOCATION: COUNCIL CHAMBERS 9119 LACKLAND ROAD OVERLAND MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:17 PM
NEXT P&Z MEETING: TUESDAY, SEPTEMBER 24, 2019 @ 6:00PM COUNCIL CHAMBERS
COUNCIL MEETING: MONDAY, SEPTEMBER 9, 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, CHAIRWOMAN	X	
SPECIAL COUNCIL, NEWTON MCCOY	X	
COUNCILMAN LES DILLS	X	
KEN CROWDER	X	
PATRICK WROBLEWSKI	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 July 30, 2019, Planning and Zoning meeting. Jim Wade seconded the motion. Motion carried.

PUBLIC HEARING:

9421 & 9425 MIDLAND BLV – CARSTAR – LOT CONSOLIDATION & CUP/SITE PLAN APPROVAL

Jon Parmentier addressed the Commission to request approval of a lot consolidation as well as the site plan and a conditional use permit to operate an automotive repair facility. This is a change of ownership and the business will continue to operate as in the past, however, to try and make the site as compliant as possible consolidation of the lots is required.

Kirby Barnard, Director of Community Development gave a brief history of the site and noted there will be some site improvements.

Newton McCoy, Special Counsel, asked if the building located on the existing 9421 site will be used for automotive repair and Mr. Parmentier responded to the affirmative.

There was discussion as to housekeeping regarding two separate zoning districts for the parcels to be consolidated and it was decided the Commission will initiate the map amendment next month.

There were no comments from the audience.

Steve Olsen made a motion to approve the lot consolidation of 9421 Midland Boulevard and 9425 Midland Boulevard. Mark Giroux seconded the motion. Motion carried.

Steve Olsen made a motion to approve the conditional use permit with stipulations as outlined in the staff report. Ken Crowder seconded the motion. Motion carried.

Steve Olsen made a motion to approve the site plan review contingent upon variance approvals. Mark Giroux seconded the motion.

2065 WALTON RD UNIT 201 – TOTAL HARMONY INTEGRATED WELLNESS – CUP/SITE PLAN REVIEW

Josh Levey of Medici Media Space addressed the commission on behalf of the applicant, Maureen Hughes, to request approval of a conditional use permit and site plan to operate a health and fitness center to be located within Medici Media Space. Mr. Levey explained Ms. Hughes, uses this specific location as an office and utilizes the studio space for yoga, health and wellness.

There was discussion regarding days and hours of operation.

Kirby Barnard, Director of Community Development, had no comment.

Special Counsel, Newton McCoy, reminded the Commission and audience this particular building is the shared working facilities the city has approved.

There were no comments from the audience.

Steve Olsen made a motion to approve the conditional use permit with stipulations as outlined in the staff report. Mark Giroux seconded the motion. Motion carried.

Patrick Wroblewski made a motion to approve the site plan as presented. Councilman Les Dills seconded the motion. Motion carried.

9203 PAGE AVE - BURGER KING – CONDITIONAL USE PERMIT/SITE PLAN REVIEW

Mike Ties of the Broadway Restaurant Group addressed the Commission to request approval of a conditional use permit and site plan to operate a fast food restaurant. Furthermore, Mr. Ties explained this is a change of ownership only.

Kirby Barnard, Director of Community Development gave a brief description of the site and history of the site.

Special Counsel, Newton McCoy asked Mr. Ties if there are any planned improvements to the building or site improvements and Mr. Ties responded not at this time that he is aware of at this time.

There was discussion relating to operating the store twenty for hours a day, seven days a week as the previous business had been approved for these hours and Mr. Ties stated he would like to request these hours as they may want to do it in the future.

There were no comments from the audience.

Mark Giroux made a motion to approve the conditional use permit with stipulations as outline in the staff report and twenty four hour a day operation, seven days a week. Jim Wade seconded the motion. Motion carried.

Steve Olsen made a motion to approve the site plan as presented. Ken Crowder seconded the motion. Motion carried.

NEW BUSINESS/OLD BUSINESS:

Mayor Schneider reminded the Commission there is an open seat due to Mr. DeSain resigning and a volunteer application to the City Clerk is required for potential applicants.

ADJOURNMENT:

Mayor Mike Schneider made a motion to adjourn. Councilman Les Dills seconded the motion. Motion carried.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning