



WHERE COMMUNITY AND SPIRIT MEET

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
November 17, 2010**

MINUTES

PRESENT:

David Osborn, Chairman
Joe Roeser, Vice Chairman
Tad Skelton
Wanda Drewel
Nancy Luetzow
Greg Frick
Cindy Coronado
Daniel Stauder

ABSENT:

Gil Kleinknecht, Secretary/Treasurer

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, November 17, 2010, at Kirkwood City Hall. Public Works Director Todd Rehg, Zoning Administrator Jeremy Knapp, and Administrative Secretary Patti Dodel also attended the meeting.

1. Chairman Osborn called the meeting to order at 7:00 p.m. Mr. Kleinknecht was absent and his absence was excused.
2. Motion was made by Mr. Skelton and seconded by Ms. Drewel to approve the minutes as written for the October 20, 2010, meeting. The motion was unanimously approved by the members present (Mr. Kleinknecht was absent).
3. **PZ-03-11 FINAL B5 DEVELOPMENT PLAN AMENDMENT, WALMART,
1202 S KIRKWOOD**
Submitted: 10-29-10
Petitioner's Agent, Kelly Wagoner
{Subcommittee - Ms. Luetzow (chair) and Ms. Coronado (secretary)}

Zoning Administrator Knapp advised the Commission that the final B5 development plan was submitted on November 2, and he sent his comments to Wolverton on November 8. Wolverton submitted a revised final B5 development plan on November 16, and a subcommittee report should be available at the next meeting.

4. **PZ-09-11 SPECIAL USE EXCEPTION (RESTAURANT) AND SITE PLAN REVIEW
RANOUSH MIDDLE EASTERN CUISINE, 200 NORTH KIRKWOOD**
Submitted: October 29, 2010 Automatic Recommendation: 2-26-11
Petitioner, Aboud Alhamid

Mr. Alhamid stated he is the owner/operator of a a restaurant on Delmar and proposes to open a second location in the vacant building on the northeast corner of Kirkwood Road at Jefferson Avenue. Outside seating is proposed in front of the building, which would require the removal of five parking spaces. Approximately half of the outside seating area would be covered/enclosed for all-season seating. Two variances would be required, one for the elimination of the current parking and one for the additional all-season seating area. However, the curb cut would be eliminated, which would allow

for two more on-street parking spaces.

Chairman Osborn appointed Mr. Skelton (chair) and Ms. Drewel (secretary) to the subcommittee. The subcommittee scheduled a meeting for November 24th at 8 a.m.

**5. PZ-10-11 FINAL B-5 DEVELOPMENT PLAN - BUFFALO WILD WINGS
1244 SOUTH KIRKWOOD ROAD**

Submitted: October 29, 2010
Petitioner, David Jones

Mr. Jones stated he is renovating the building formerly occupied by Uno's Pizzeria to include outdoor seating (approximately 13 tables) on the northeast side of the building. Additional green space will be provided around the proposed patio.

Chairman Osborn appointed Mr. Stauder (chair) and Mr. Frick (secretary) to the subcommittee. The subcommittee scheduled a meeting for November 23rd at 8 a.m.

6. VISION 2015 COMPREHENSIVE PLAN - 6-YEAR REVIEW
(Subcommittee - Mr. Roeser, Mr. Skelton, and Mr. Frick)

Zoning Administrator Knapp reported he received comments from everyone except the Architectural Review Board, and the deadline is November 19.

There being no further business, the meeting adjourned at 7:35 p.m. The next meeting will be held December 1, 2011, at 7:00 p.m.

David Osborn, Chairman

Gil Kleinknecht, Secretary/Treasurer

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