



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
January 7, 2015**

**PRESENT:**

Gil Kleinknecht, Chairman  
Greg Frick, Vice Chairman  
Wanda Drewel, Secretary/Treasurer  
Tad Skelton  
Cindy Coronado  
Dan Stauder  
Jim O'Donnell  
Matd Mallinckrodt  
Allen Klippel

**ABSENT:**

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, January 7, 2015, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road. Council Member Tim Griffin, City Attorney John Hessel, City Planner Ryan Spencer, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Gil Kleinknecht called the meeting to order at 7:00 p.m. All Commission members were present.
2. Motion was made by Mr. Kleinknecht and seconded by Mr. Stauder to amend the agenda by removing item PZ-14-13. The petitioner has withdrawn her request to extend the preliminary plat approval for a two-lot subdivision known as White Oaks Addition. The motion was unanimously approved.
3. Motion was made by Mr. O'Donnell and seconded by Ms. Drewel to approve the minutes as written for the December 3, 2014, meeting. The motion was unanimously approved.
4. **PZ-23-15 SITE PLAN REVIEW – 538 LEFFINGWELL AVENUE**  
Submitted: 12-5-14 Automatic Recommendation: 4-4-15  
Petitioner's Agent, Gary Ploesser

Gary Ploesser, President of St. Louis County Surveying and Engineering, and Scott Lenz, the property owner, were present. Mr. Ploesser stated they are proposing to construct a 9,505 square foot building (30% office and 70% warehouse). The building would contain a maximum of six tenants. There are 23 parking spaces provided on the site and 14 are required for the office space. Mr. Lenz stated he hasn't submitted the floor plan because he wants to be flexible with potential tenants. Mr. Ploesser added that the

Board of Adjustment granted three variances: (1) Front yard setback on Leffingwell from 54.3 feet to 44.7 feet; (2) Front yard setback on Elliott from 34.8 feet to 20 feet; and (3) width of buffer along Leffingwell from 10 feet to 7.5 feet.

Chairman Kleinknecht appointed Mr. Frick (chair), Ms. Drewel, and Mr. Stauder to the Subcommittee. The Subcommittee scheduled a meeting for January 12, 2015, at 8 a.m. at City Hall.

**5. PZ-18-15 AMEND ZONING CODE - INNOVATIVE DEVELOPMENT**

The Commission met at 6 p.m. to discuss this item. A majority are in favor of considering a method to have discretion on setbacks, lot sizes, and landscaping when reviewing site plans.

**6. PZ-22-15 AMEND ZONING CODE, SECTION 220 - SITE PLAN REVIEW**

The Commission met at 6 p.m. to discuss this item. A majority are in favor of considering an amendment to the Zoning Code that would require City Council approval on Site Plans.

- 7.** In response to Chairman Kleinknecht's request for an update on the comprehensive plan, City Planner Spencer reported that a meeting of the 18 members of the Policy Group will be on January 29 at 7 p.m. Three members of the Commission (Mr. Klippel, Mr. Mallinckrodt, and Mr. O'Donnell) were appointed to serve on this group. The final product should be completed by early spring of 2016.

There being no further business, the meeting adjourned at 7:25 p.m. The next meeting will be held January 21, 2015, at 7 p.m.

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Gil Kleinknecht, Chairman

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Wanda Drewel, Secretary/Treasurer

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