



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
February 4, 2015**

PRESENT:

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

ABSENT:

Allen Klippel

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, February 4, 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. Mr. Klippel was absent and his absence was excused.
2. Motion was made by Mr. Mallinckrodt and seconded by Mr. O'Donnell to approve the minutes as written for the January 21, 2015, meeting. The motion was unanimously approved by the members present (Mr. Klippel was absent).

3. PZ-25-15 AMEND ZONING CODE AND SPECIAL USE PERMIT (PHYSICAL FITNESS FACILITY) – CROSSFIT, 12309 OLD BIG BEND

Submitted: 1-2-15 Automatic Recommendation: 4-2-15
Petitioner, Ed Lampitt

Mr. Lampitt, one of the owners of BARx Crossfit, stated they are proposing to relocate from Des Peres to provide a larger facility with more parking. They are open from 5 a.m. to 8 p.m. for four to six classes per day. All of the classes are taught by minimum Level 1 Crossfit personal trainers.

Chairman Kleinknecht appointed Ms. Coronado (chair) and Mr. Frick to the subcommittee. A subcommittee meeting was scheduled for February 12 at 11 a.m. at the site. Joe McAvoy stated he lives in the area and spoke in favor of the project.

4. PZ-24-15 REZONE R4 TO B3 – 1015 N. WOODLAWN AND SPECIAL USE PERMIT (RESTAURANT) AND SITE PLAN – STARBUCKS, 10300 MANCHESTER ROAD

Submitted: 12-8-14 Automatic Recommendation: 3-9-15

Petitioner, Jonathan Browne

AND

5. PZ-24a-15 AMEND SPECIAL USE PERMIT- SUGAR CREEK GARDENS, 1011 N. WOODLAWN

Submitted: 1-16-15 Automatic Recommendation 5-16-15

Petitioner, Ann Lapidis

Chairman Kleinknecht appointed Mr. Stauder (chair), Mr. O'Donnell, and himself to the subcommittee. A subcommittee meeting was scheduled for Friday, February 6, at 10 a.m. at Kirkwood City Hall.

6. PZ-18-15 AMEND ZONING CODE - INNOVATIVE DEVELOPMENT

At the 6 p.m. meeting tonight, the Commission reviewed a draft prepared by the City Attorney.

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

At the 6 p.m. meeting tonight, the Commission reviewed a draft prepared by the City Attorney. The proposed revisions include all Site Plans being reviewed by the City Council.

There being no further business, the meeting adjourned at 7:18 p.m. The next meeting will be held February 18, 2015, at 7 p.m.

Gil Kleinknecht, Chairman

Wanda Drewel, Secretary/Treasurer

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