



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
May 20, 2015**

PRESENT:

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

ABSENT:

Commission lacking the appointment of one member

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, May 20, 2015, at Kirkwood City Hall, 139 South Kirkwood Road. Council Member Tim Griffin, City Attorney John Hessel, Public Services Director Bill Bensing, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Gil Kleinknecht called the meeting to order at 7:06 p.m. The Commission is lacking the appointment of one member. Chairman Kleinknecht noted that City Planner Ryan Spencer was absent and his absence was excused.
2. **PZ-01-16 COMMUNITY UNIT PLAN TYPE A, 7-LOT SUBDIVISION PRELIMINARY PLAT, AND REZONE R-3 TO R-4 – PONCA TRAILS, 36-52 PONCA TRAIL AND VACATED CATAWBA TRAIL**
Submitted: 4-17-15 Automatic Recommendation: 7-16-15
Petitioner, Clayton Francois

Chairman Kleinknecht recessed the meeting for the purpose of conducting a public hearing regarding a preliminary Community Unit Plan Type A to develop a seven-lot subdivision at 36-52 Ponca Trail and the vacated portion of Catawba Trail. The petitioner is Clayton Francois. City Attorney Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on May 2, 2015, as Exhibit 1; a list of property owners who were sent notice of the public hearing, as Exhibit 2; map showing property owners within 300 feet as Exhibit 3; copy of the notice in the Webster-Kirkwood Times on May 15, 2015, as Exhibit 4; application submitted on April 17, 2015, as Exhibit 5; City of Kirkwood Code of Ordinances as Exhibit 6, preliminary subdivision plan set submitted on May 14, 2015, with letter dated April 28, 2015, from the City to Clayton Francois, letter dated April 22, 2015, from Clayton Francois to the City, letter dated May 30, 2015, from Wind Engineering to the City were entered as Exhibit 7; and Letter of Intent dated May 20, 2015, from the Trustees of the Osage Hills Home Owners Association was entered as Exhibit 8.

Clayton Francois, Michael Lawless, and Dan Wind were present. Mr. Wind stated that the property was originally platted in the 1920's and then the lots were adjusted. Ponca Trail adjacent to the proposed lots will be constructed to City standards with a width of 26 feet for two-way traffic. The lots range in size from 6,952 square feet to 8,813 square feet. A half acre of common ground will be located behind the proposed houses with a retention pond, walking trails and benches. St. Louis County Department of Highways and Traffic has granted conceptual approval of the access to Big Bend Road. Mr. Lawless added that the 1.5 story houses would contain approximately 3,000 to 3,600 square feet and sell in the \$500,000 to \$650,000 range.

Chairman Kleinknecht asked if there were any questions or comments from the audience, and the following responded:

James Baker, 1015 Barberry, one of the trustees of the Osage Hills Home Owners Association (HOA), believes that the HOA would deed Catawba Trail to the City, who would then vacate the area and divide it between Ponca West and Mr. and Mrs. Hotze. (City Attorney John Hessel commented that Catawba Trail will revert to the current owners of the property who had dedicated the property. The City is not involved in this transaction.)

Kathy Widman, 12762 Big Bend, stated the proposed intersection at Big Bend crosses her driveway, which is not acceptable, and stated the proposed lots are smaller than the surrounding area.

Dave Sinclair, 1069 Barberry, is located to the south and downhill of the proposed houses and that fill was placed in this area. He's concerned about the architecture of the houses and the storm water drainage.

William Poe, 21 Ponca Trail, expressed concern regarding the size of the lots, the trustees ability to convey the street to the developer, and the monument sign.

Steve Scheifler, 23 Ponca Trail, believes the developer should be able to do what they can do within the rules.

Keith Haynes, 33 Ponca Trail, expressed concerns regarding the two-way street, traffic regulations on the street, and the size of the lots.

Jim Widman, 12762 Big Bend, expressed concern over the trustees vacating Catawba Trail and provided a copies of a judgment filed in 2011 (Walla, et. al. vs. Clayton Francois).

Mr. Wind responded to some of the comments. Chairman Kleinknecht appointed Mr. Klippel (chair), Ms. Drewel, and Mr. Stauder to the subcommittee and then closed the public hearing.

3. Motion was made by Mr. Stauder and seconded by Mr. Mallinckrodt to approve the minutes as written for the May 6, 2015, meeting. The motion was unanimously approved.
4. Chair Kleinknecht made reference to three articles in the May 15 issue of the Webster-Kirkwood Times. City Council Member Tim Griffin was honored with a 2015 Political Science Distinguished Alumni Award by the University of Missouri-St. Louis. An article with City Attorney John Hessel reporting that Kirkwood is far below the 30% on the proportion of revenue cities could raise through their traffic courts. Since 2008, the City's traffic fines have provided around 2.5% of total revenue, with the high water mark being 3.032% in 2012. Planning and Zoning Commission member Dan Stauder received an award from the Kirkwood Landmarks Commission for his residence at 516 North Harrison being a superior new home design that enhances the historic neighborhood with excellent architectural details and use of materials.

5. **PZ-26-15 AMEND SPECIAL USE PERMIT AND SITE PLAN REVIEW – WINFIELD'S
GATHERING PLACE, 10312 MANCHESTER**

Submitted: 3-13-15 Automatic Recommendation: 7-11-15

Petitioner, Mark Winfield

(Subcommittee - Ms. Coronado (chair), Mr. Mallinckrodt, and Mr. Frick)

Ms. Coronado reported that the subcommittee would not have a report until the City Council takes action on Starbucks (PZ-24-15).

6. **COMPREHENSIVE PLAN – ENVISION 2035**

Mr. Klippel reported that the open house was held at Nipher Middle School last night. There were approximately 20 in attendance. The committee hopes that the attendance is greater at the second open house, which will be held on September 22 at the Kirkwood Community Center.

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

and

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

In the absence of City Planner Ryan Spencer, Public Services Director Bill Bensing stated that the matrix is complete. Commission members agree on being flexible on lot size, FAR, landscaping, parking, and lighting. Members are split on the applicable districts and having flexible setbacks, height, and uses. Mr. Bensing will have Mr. Spencer provide the revised matrix to the Commission members along with a memo.

9. **ZONING ENFORCEMENT OF CONDITIONS OF APPROVAL**

Chair Kleinknecht reported there is no new information on the enforcement of conditions.

10. BOARD AND COMMISSION GUIDELINES, A SUMMARY OF DUTIES AND RESPONSIBILITIES

The May 2015 edition of the Board and Commission Guidelines was distributed to the Commission members.

11. ELECTION OF OFFICERS

Ms. Drewel nominated Mr. Frick for Chairman. Mr. Frick accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Mr. Frick nominated Ms. Drewel as Vice Chair. Ms. Drewel accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Mr. Stauder nominated Mr. Allen as Secretary/Treasurer. Mr. Allen accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

There being no further business, the meeting adjourned at 8:45 p.m. The next meeting is scheduled for June 3, 2015, at 7 p.m.

Gil Kleinknecht, Chairman

Wanda Drewel, Secretary/Treasurer

Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards and Commissions, Planning & Zoning Commission.