



CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
June 3, 2015

PRESENT:

Wanda Drewel, Vice Chairwoman
Allen Klippel, Secretary/Treasurer
Cindy Coronado
Dan Stauder
Jim O'Donnell
Madt Mallinckrodt

ABSENT:

Greg Frick, Chairman
Commission Lacking Appointment of One Member

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, June 3, 2015, at Kirkwood City Hall, 139 South Kirkwood Road. Council Member Tim Griffin and City Planner Ryan Spencer also attended the meeting.

1. Vice Chairwoman Drewel called the meeting to order at 7:00 p.m. The Commission is lacking the appointment of one member. Vice Chairwoman Drewel noted that Chairman Frick, Administrative Assistant Patti Dodel and City John Attorney Hessel were absent and their absences were excused.

2. Motion was made by Mr. Stauder and seconded by Mr. O'Donnell to approve the minutes as written for the May 20, 2015, meeting. The motion was unanimously approved by the members present.

3. **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).

4. **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

(Subcommittee – Mr. Klippel (chair), Mr. Stauder and Ms. Drewel)

Mr. Klippel stated that the subcommittee met at the site on May 27th and had expressed concerns regarding the proposed density of the development. He also stated that the applicant had requested to table discussion so that plans could be revised to reduce the number of lots.

5. PZ-02-16 SITE PLAN REVIEW – VILLA DI MARIA, 1280 SIMMONS

Submitted: 5-1-15 Automatic Recommendation: 8-29-15

Petitioner's Agent, Philip Durham

Vice Chairwoman Drewel asked if a representative for Villa di Maria would like to make a presentation. John King, applicant representative, stepped forward and introduced the applicant and representatives. Laura Ceretti-Michelman (Villa di Maria), Philip Durham (Studio/Durham Architects), John Pitman (Studio/Durham Architects), Paul Carmen (Ross & Baruzzini), Joe Kaiser (BSI Contractors), Eric Larson (Frontenac Engineering), Dave Welton (Frontenac Engineering) and Matt Moynihan (Moynihan and Associates).

Mr. King stated that Villa di Maria would like to completely rebuild their campus with new facilities. The goal would be for the new facilities to allow Villa di Maria students to compete with the students of any school within the region. The campus will be developed in phases over 3-4 years. The immediate first phase will include an elementary school building with two classrooms and a shared "breakout" room.

Vice Chairwoman Drewel asked if the commissioners had any questions.

Mr. Kleinknecht asked if all the buildings would be demolished. Mr. King stated that they would all be demolished. Mr. Kleinknecht then asked if this would substantially increase attendance and change the demographics of the school. Mr. King stated that attendance would not increase substantially and that demographics of the school should remain the same.

Mr. O'Donnell asked what the cost of the first phase and total plan would be and how it would be funded. Mr. Durham stated that the first phase (3 buildings) would be approximately \$1.5 to 1.8 million. Mr. Durham stated that no cost had been established for subsequent phases. Ms. Ceretti-Michelman stated that funding would be accomplished through school reserves and partly through financing. Ms. Ceretti-Michelman stated that \$500,000 had already been committed for subsequent phases and fundraising would also be utilized.

Vice Chairwoman Drewel asked Ms. Ceretti-Michelman to elaborate on the current student population. Ms. Ceretti-Michelman stated that Villa di Maria had approximately 120 students during the 2014-2015 school year and projects that the school will have 145 children for the 2015-2016 school year. Students range in age from 3 to 12 and the current staff size is 15.

Mr. Klippel asked how the site is accessed. Ms. Ceretti-Michelman stated that Simmons is the primary point of access. Mr. Klippel asked if there is a stop light at Simmons. Ms. Ceretti-Michelman stated that there is not a stop light.

Ms. Coronado asked what was the weekly attendance for Camp Pegnita. Ms. Ceretti-Michelman stated weekly attendance was around 200 campers.

There being no further questions, Vice Chairwoman Drewel appointed Ms. Coronado (chair), Mr. O'Donnell, and Mr. Kleinknecht to the subcommittee. After discussion with the applicant a subcommittee meeting was set for Thursday, June 11th at 8:00 AM (1280 Simmons).

6. COMPREHENSIVE PLAN – ENVISION 2035

Mr. Klippel reported that the second open house will be held on September 22 at the Kirkwood Community Center. He also stated that the planning team will have a booth at the Thursday concert at Station Plaza on June 4th and at Fillmore Park from 10:00 AM to Noon on Saturday, June 13th.

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 Chairman Frick and City Attorney John Hessel no discussion was held amongst the present commissioners. Mr. Klippel did state that he had changed his opinion with respect to applicable districts and agreed that flexibility should apply to the B-2 and the F-1 districts.

9. ZONING ENFORCEMENT OF CONDITIONS OF APPROVAL

Mr. Kleinknecht requested that this item be taken off the agenda, that the issue of zoning enforcement was outside the scope of Planning and Zoning Commission review. Mr. Kleinknecht did request that appropriate planning and zoning submittals be forward to the Police Department for their review and comment. City Planner Spencer stated that he would follow through with that request.

Motion was made by Mr. Kleinknecht and seconded by Mr. Klippel to take the item off the agenda. The motion was unanimously approved by the members present.

There being no further business, the meeting adjourned at 7:40 p.m. The next meeting is scheduled for June 17, 2015, at 7 p.m.

Wanda Drewel, Vice Chair

Allen Klippel, Secretary/Treasurer

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