



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
AUGUST 19, 2015**

PRESENT:

Wanda Drewel, Vice Chair
Allen Klippel, Secretary/Treasurer
Gil Kleinknecht
Cindy Coronado
Dan Stauder
Jim O'Donnell
James Diel

ABSENT:

Greg Frick, Chair
Madt Mallinckrodt

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 19, 2015, at Kirkwood City Hall, 139 South Kirkwood Road. Council Member Tim Griffin, City Planner Ryan Spencer, and Administrative Assistant Patti Dodel also attended the meeting.

1. Vice Chair Drewel called the meeting to order at 7:00 p.m. and noted that Mr. Frick and Mr. Mallinckrodt were absent and their absence was excused. Vice Chair Drewel welcomed James Diel to the Commission.
2. Motion was made by Mr. Klippel and seconded by Mr. Kleinknecht to approve the minutes as written for the July 1, 2015, meeting. The motion was unanimously approved by the members present (Mr. Frick and Mr. Mallinckrodt were absent).

**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)

The petitioner hasn't submitted the parking agreement and granted an extension of the Automatic Approval Date to September 11, 2015.

**4. PZ-03-16 AMEND COMMUNITY UNIT PLAN – HIGH MEADOW PLAT 2, LOT 31
1904 GRASSY RIDGE ROAD**

Submitted 7-27-15

Petitioner, Daniel and Emily McNulty

Mr. McNulty stated they purchased the bank-owned home in 2009 and made numerous improvements to the exterior. The High Meadow Plat 2 Community Unit Plan requires a 15-foot side yard setback. The side-entry garage is difficult to maneuver and are

proposing to construct a 5'-4" wide mud room between the existing garage and a new 26'-3" wide, 1-1/2 story, two car, front entry garage within 9'-4" of the side property line. The driveway would be widened by approximately 10 feet to the east. The existing two-car garage would be converted to a family room on the first floor and bedroom on the second floor.

Several Commission members commented that elimination of the mudroom would allow the garage to be constructed within the current setback requirements.

Vice Chair Drewel asked if there were any questions or comments from the audience and no one responded. Vice Chair Drewel appointed Mr. Kleinknecht (chair) and Mr. Diel to the Subcommittee. The Subcommittee scheduled a meeting for August 24 at 9 a.m. at the site.

5. COMPREHENSIVE PLAN – ENVISION 2035

Mr. Klippel reported that the committee will meet on August 27 at 6:30 p.m. and will hold an open house on September 22 at the Community Center from 5 p.m. to 8 p.m.

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

and

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

With the absence of two Commission members, this item will be continued to the next meeting.

There being no further business, the meeting adjourned at 7:28 p.m. The next meeting will be held September 2, 2015, at 7 p.m.

Wanda Drewel, Vice Chair

Allen Klippel, Secretary/Treasurer

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