



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 16, 2015**

**PRESENT:**

Greg Frick, Chair  
Wanda Drewel, Vice Chair  
Allen Klippel, Secretary/Treasurer  
Gil Kleinknecht  
Cindy Coronado  
Dan Stauder  
Matd Mallinckrodt  
James Diel

**ABSENT:**

Jim O'Donnell

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, September 16, 2015, 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. Chair Frick called the meeting to order at 7:00 p.m. and noted Mr. O'Donnell was absent and his absence was excused.
2. Motion was made by Ms. Coronado and seconded by Ms. Drewel to approve the minutes as written for the August 19, 2015, meeting. The motion was unanimously approved by the members present (Mr. O'Donnell was 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 October 11, 2015. On September 15, the petitioner was notified that the Commission will take action at the October 7 meeting.

**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

{Subcommittee: Mr. Kleinknecht (chair) and Mr. Diel}

Mr. and Mrs. McNulty were present. Motion was made by Mr. Kleinknecht and seconded by Mr. Diel to approve the request for an amendment to the Community Unit Plan for Lot 31 of High Meadow Plat 2. Mr. Kleinknecht and Mr. Diel read the subcommittee report:

**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
SUBCOMMITTEE REPORT  
September 16, 2015**

- PETITION NUMBER:** PZ-03-16
- ACTION REQUESTED:** Amend Community Unit Plan Type A (High Meadow) Plat 2
- PETITIONER:** Emily & Daniel McNulty
- PROPERTY LOCATION:** 1904 Grassy Ridge Road
- ZONING:** R-1 Single Family (CUP)
- DRAWINGS SUBMITTED:** Site & Architectural Plans stamped "Received July 27, 2015, City of Kirkwood Public Works"

**DESCRIPTION OF AMENDMENT:**

The petitioner is proposing to amend the High Meadow Plat 2 community unit plan, specifically to the west side yard setback on Lot #31. An ordinance approving the High Meadow Plat No. 2 (PZ-5-73) was granted on March 20, 1974. The applicant’s request seeks to reduce the setback from 15 feet to 9’4”/14’/4” in order to allow for a front-facing garage addition that will eliminate a serious safety hazard when entering/leaving the current two-car garage. The new setback will average 12’3”. The remaining setbacks shall be maintained as originally approved.

The lot in question is 40,795 square feet and is somewhat pie-shaped as the front property line is 116 feet in length, while the rear property line is 212 feet in length. The applicant is requesting the sideyard setback amendment to allow placement of a two car, front-facing garage to utilize the existing placement of the driveway and avoid the disturbance of a 40+ year old pin oak tree. The rear area of the lot is considered infeasible for a garage by the petitioner due to the location of an in-ground pool and steep contours. The property falls from the street to the rear property line approximately 40 feet.

**COMPREHENSIVE PLAN:**

This property is designated as Low Density Residential by the Vision 2015 Comprehensive Plan and is consistent with the development policies presented by the Plan.

**LAND USE AND ZONING:**

The subject property is currently zoned R-1 Single-Family District (CUP A) and the existing lot is developed with a single-family home. Surrounding land uses and zoning include the following:

To the north: Across Grassy Ridge Road is a single-family home zoned R-1 Single-Family District.

To the south: Directly abutting the lot is a single-family home zoned R-1 Single-Family District.

To the east: Directly abutting the lot is a single family home zoned R-1 Single-Family District.

To the west: Directly abutting the lot is a single-family home zoned R-1 Single-Family District.

**DEPARTMENT/OUTSIDE AGENCY COMMENTS:**

**Electric:** No Comments

**Fire:** No Comments

**Water:** No Comments

**Engineering:** No Comments

**DISCUSSION:**

A Zoning Matters sign was posted on the property August 12, 2015. The petitioner presented the plan at the August 19, 2015, Planning and Zoning Commission meeting; discussion was held and a subcommittee was appointed. The subcommittee met on site August 24, 2015 to discuss the merits of the petition. Please see Exhibit A for an attendance list. Notice of the meetings had been properly posted and the petitioner advised that the surrounding homeowners were aware of the plans and the front-facing garage.

General discussion concerned the safety issues related to the existing side-entry garage, effect of future storm water runoff on neighboring properties and location of addition in relation to the property lines.

**RECOMMENDATION:**

The community unit application allows for flexibility in the design of subdivisions pertaining to lot sizes, setbacks and the provision of on-site amenities. These flexible standards can provide relief from normal Zoning Code requirements in order to produce a more creative and compatible subdivision design on a specific piece of property.

The subcommittee believes that there is an inherent safety issue with respect to the side-entry garage and steep drop-off next to the garage and driveway, where an in-ground pool is located. The construction of a front-entry garage will address this safety issue and the placement of the garage addition to line up with the existing driveway will also allow the survival of the pin oak tree.

Therefore, the subcommittee recommends that this petition be **approved** with the following conditions;

1. The amended final plat shall be recorded in the St. Louis County Office of the Recorder of Deeds at the expense of the applicant and shall be provided to the Public Service Director's office prior to issuance of any building permits.
2. The Architectural Review Board shall approve building architecture prior to the issuance of any building permits.
3. Storm water runoff shall be addressed at the building permit review stage to insure that new construction does not adversely affect adjacent properties.

Respectfully submitted,

Gil Kleinknecht

James Diel

After discussion regarding the terrain and possible elimination of the mudroom, the motion to approve the application passed six to two (Mr. Klippel and Mr. Stauder were opposed and Mr. O'Donnell was absent). Motion was made by Mr. Mallinckrodt and seconded by Ms. Coronado to approve the subcommittee report. The subcommittee report was unanimously approved by the members present (Mr. O'Donnell was absent).

**5. PZ-10-15 EXTEND SITE PLAN APPROVAL – CVS, 10820 MANCHESTER ROAD**  
Submitted 9-3-15

Matt Fogarty, Premier Civil Engineering, stated that CVS has been unable to obtain a building permit due to budget constraints and MSD and MoDOT approval. Motion was made by Mr. Kleinknecht and seconded by Mr. Diel to grant a six-month extension. The motion was unanimously approved by the eight members present (Mr. O'Donnell was absent).

- 6.** City Planner Spencer advised the Commission that an application for a special use permit to operate a bakery on Manchester Road will be submitted soon and requested a subcommittee be appointed. Chair Frick appointed Mr. Kleinknecht and Mr. Klippel to the subcommittee.

**7. COMPREHENSIVE PLAN – ENVISION 2035**

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

8. **PZ-22-15 AMEND ZONING CODE, SECTION 220 - SITE PLAN REVIEW**  
and  
9. **PZ-18-15 AMEND ZONING CODE - INNOVATIVE DEVELOPMENT**

City Attorney Hessel advised there appears to be discrepancies between Section 220.2 (Objectives) and 220.8 (Criteria) and that they should be consistent. The Commission members are unanimous in believing there should be flexibility regarding lot size, floor area ratio, landscaping, parking, and lighting; however they are split on having flexibility regarding applicable districts, setbacks, height, and uses. Several members suggested that the Commission meet at 6 p.m. on October 7 to discuss the proposed revisions to the Zoning Code. Since the City Attorney is unavailable for the October 7 meeting and the City Planner is unavailable for the October 21 meeting, the Commission will then discuss and make a recommendation at the November 4 meeting.

Motion was made by Mr. Kleinknecht and seconded by Ms. Drewel to remove item PZ-18-15 from the agenda. The motion was unanimously approved by the eight members present (Mr. O'Donnell was absent).

There being no further business, the meeting adjourned at 8:20 p.m. The next meeting will be held October 7, 2015, at 7 p.m.

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Greg Frick, Chair

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Allen Klippel, Secretary/Treasurer

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