



CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
NOVEMBER 4, 2015

**PRESENT:**

Greg Frick, Chair  
Allen Klippel, Secretary/Treasurer  
Gil Kleinknecht  
Dan Stauder  
Jim O'Donnell  
Madt Mallinckrodt  
James Diel

**ABSENT:**

Wanda Drewel, Vice Chair  
Cindy Coronado

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, November 4, 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 Ms. Drewel and Ms. Coronado were absent and their absence was excused.
2. Motion was made by Mr. O'Donnell and seconded by Mr. Stauder to approve the minutes as written for the October 7, 2015, meeting. The motion was unanimously approved by the members present (Ms. Drewel and Ms. Coronado were absent).

3. **PZ-20-15 SITE PLAN REVIEW EXTENSION - MIDWEST BANK, 10840 MANCHESTER**  
Submitted: 10-15-15  
Petitioner's Agent, Michael Bender

Terry Dawdy of Dawdy & Associates stated that the construction of the bank is contingent upon construction of CVS Pharmacy at 10820 Manchester Road. Motion was made by Mr. Kleinknecht and seconded by Mr. Diel to grant a six month extension on the Site Plan Approval, thereby extending it to June 3, 2016. The motion was unanimously approved by the seven members present (Ms. Drewel and Ms. Coronado were absent).

4. **PZ-05-16 SPECIAL USE PERMIT (CONVENIENCE STORE/BAKERY) - COMET COFFEE, 640 W WOODBINE AVENUE**  
Submitted: 10-14-15 Automatic Recommendation: 2-12-16  
Petitioner, Mark Attwood

Mark Attwood and Stephanie Fischer were present. The primary function at this location is the preparation of baked items for sale off site. Approximately 84 square feet will be designated for retail sales of baked items and ice cream with four seats at a counter. Chairman Frick appointed Mr. O'Donnell and Mr. Diel to the subcommittee. A site meeting was scheduled for Tuesday, November 10, at 8 a.m.

5. **PZ-06-16 SITE PLAN REVIEW - VIANNEY HIGH SCHOOL, 1311 S KIRKWOOD**  
Submitted: 10-14-15 Automatic Recommendation: 2-12-16  
Petitioner's Agent, Don Bolinger  
(Subcommittee - Mr. Mallinckrodt, Ms. Drewel, Mr. Stauder)

Don Bolinger was present. The subcommittee met on site November 2 and stated the main concerns are lights and noise. Additional screening (landscaping) to minimize the impact on the adjacent residential area was requested.

6. **PZ-07-16 SITE PLAN REVIEW - SECOND STORY ADDITION, 915 NORTH KIRKWOOD RD**  
Submitted: 10-22-15 Automatic Recommendation: 2-19-16  
Petitioner, Charlene Rooney

Charlene Rooney and Shannon Mette were present. Ms. Rooney stated they are proposing to add a second story to the 2,500 square foot building for showroom and office space. The parking lot will be re-paved and striped. City Planner Spencer stated sidewalks will be required along the Wilson Avenue frontage since Wilson is a ``priority pedestrian route`` in the EnVision 2035 comprehensive plan. Chairman Frick appointed Mr. Kleinknecht and Mr. Stauder to the subcommittee. A site meeting was scheduled for Wednesday, November 11, at 9 a.m.

**7. COMPREHENSIVE PLAN - ENVISION 2035**

Mr. Klippel reported that the third and final open house will be held on November 12 in the City Hall Council Chambers from 4:30 to 8:00.

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

This item had been discussed at the 6 p.m. Subcommittee meeting and will be discussed at the November 18 meeting.

There being no further business, the meeting adjourned at 7:40 p.m.; and the next meeting will be held November 21, 2015, at 7 p.m.

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Greg Frick, Chair

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Allen Klippel, Secretary/Treasurer

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