



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
DECEMBER 2, 2015**

PRESENT:

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

ABSENT:

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, December 2, 2015, at Kirkwood City Hall, 139 South Kirkwood Road. Council Member Tim Griffin, City Attorney John Hessel, Director of Public Services Bill Bensing, 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 all Commission members were present.
2. Motion was made by Mr. Stauder and seconded by Ms. Drewel to approve the minutes as written for the November 18, 2015, meeting. The motion was unanimously approved.
3. **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)

A landscaping plan has not been submitted. City Planner Spencer advised the Commission that he would contact the contractor.

4. **PZ-08-16 SPECIAL USE PERMIT (RESTAURANT) – SQUEAKERS BBQ, 113 N KIRKWOOD**
Submitted: 10-30-15 Automatic Recommendation: 2-27-16
Petitioner, Barb and Mike Miller
(Subcommittee – Mr. Frick and Mr. Diel)

The applicants withdrew their request.

5. **COMPREHENSIVE PLAN – ENVISION 2035**

Mr. Klippel reported that the information-gathering phase is complete.

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

Mr. Kleinknecht stated the draft amendments are a product of Commission members, staff, and other ordinances. He believes input (or at least to provide the opportunity for input) from residents, developers, and business people is essential. In addition to the public hearing required by City Council, several members suggested the Commission have a public hearing on January 6, 2016. Mr. Kleinknecht made a motion, seconded by Ms. Drewel, to schedule a public hearing on the proposed amendments to the Zoning Code for innovative development/site plan review at the January 6, 2016, meeting. Director of Public Services Bill Bensing commented that he spoke with the Chief Administrative Officer, and this item will be on the City Council's work session agenda December 17. After discussion, the motion for the Planning and Zoning Commission to have a public hearing on January 6, 2016, passed five to four.

City Attorney Hessel reviewed the revisions to the proposed Section A-220. After discussing Mr. Klippel's revision to Section 220.2 (3), Mr. Stauder made a motion to amend (3) as follows: "~~Maintain the neighborhood concept considering~~ Consider the impact on neighboring residential properties resulting from non-residential uses within the development." The motion was seconded by Mr. Klippel, and the motion passed six to three.

There being no further business, the meeting adjourned at 7:45 p.m.; and the next meeting will be held January 6, 2016, at 7 p.m.

Greg Frick, Chair

Allen Klippel, Secretary/Treasurer

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