



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
JANUARY 6, 2016**

PRESENT:

Greg Frick, Chair
Wanda Drewel, Vice Chair
Allen Klippel, Secretary/Treasurer
Gil Kleinknecht
Jim O'Donnell
Madt Mallinckrodt

ABSENT:

Cindy Coronado
Dan Stauder
James Diel

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, January 6, 2016, 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. Chairman Frick called the meeting to order at 7:00 p.m. and noted Ms. Coronado and Mr. Diel were absent and their absence was excused. Mr. Stauder was expected to attend the meeting; however, he was unable to attend and his absence was excused.
2. Chairman Frick recessed the meeting for the purpose of conducting a public hearing regarding an amendment to the Municipal Code Section A-220 to involve the City Council in the Site Plan Review process and using flexible techniques of land development and site design to gain relief from certain zoning requirements. City Attorney Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on December 14, 2015, as Exhibit 1; copy of the notice in the Webster-Kirkwood Times on December 18, 2015, as Exhibit 2; copy of proposed Section A-220: Site Plan Review as Exhibit 3, and City of Kirkwood Code of Ordinances as Exhibit 4.

City Planner Spencer summarized a memo dated September 5, 2014, from the City Council. The allowable uses would not change according to the permitted and special uses listed in each district. City Attorney Hessel stated the process would allow for the Planning and Zoning Commission and City Council to have flexibility for commercial developments in setbacks (when not adjacent to a residential district), lot sizes, landscaping, and parking requirements and not require variances from the Board of Adjustment. Written comments were received from one developer, Balke Brown.

Chairman Frick asked if there were any questions or comments from the audience, and the following responded:

John Mullen, 316 Charlene – spoke in opposition, believes proposed amendments are difficult to understand.

Ellen Edman, 204 East Sarah – spoke in opposition, wants measurable standards, wide range of interpretation, and requested a Town Hall meeting.

Ron Ryan, 1286 Oakshire Lane – spoke in opposition, believes the existing process works and shouldn't be changed.

Kathy Paulsen, 401 Frieda Avenue – spoke in opposition, believes the existing process with Board of Adjustment works, it's not subjective and arbitrary.

Chairman Frick closed the public hearing.

3. Motion was made by Mr. O'Donnell and seconded by Mr. Kleinknecht to approve the minutes as written for the December 2, 2015, meeting. The motion was unanimously approved by the members present (Ms. Coronado, Mr. Stauder, and Mr. Diel were absent).

4. **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 spoke with Mr. Loyett on January 5 and a landscaping plan should be submitted soon. Mr. Spencer also stated he would request an extension on the Automatic Recommendation Date.

5. **PZ-09-16 SPECIAL USE PERMIT (CONVENIENCE/GAS STORE) – ONE STOP-BP, 10901 MANCHESTER ROAD**

Submitted: 12-17-15 Automatic Recommendation: 4-15-16

Petitioner, Sudha Srinivas Anne

Sri Lakshmi stated he is proposing to re-open the BP gas station selling gasoline and then remodel the service bays for a convenience store. He has two stores in Illinois, one in Cahokia and one in Collinsville. He would also apply to the State and Kirkwood for a license to sell pre-packaged liquor.

Chairman Frick appointed Ms. Drewel and Mr. Diel to the Subcommittee.

6. **PZ-10-16 AMEND COMMUNITY UNIT PLAN TYPE C – KIRKWOOD HOUSE, 385 SOUTH TAYLOR AVENUE**

Submitted: 12-21-15 PUBLIC HEARING 1-20-16

Petitioner's Agent, Dan Wind

A public hearing will be held January 20. Chairman Frick appointed Mr. Kleinknecht and himself to the Subcommittee. A subcommittee meeting was scheduled for January 15 at 8 a.m. at the site.

7. PZ-11-16 SPECIAL USE PERMIT AMENDMENT (MOTOR VEHICLE REPAIR, MAJOR) – LOU FUSZ TOYOTA, 10749 MANCHESTER ROAD

Submitted: 12-21-15 Automatic Recommendation: 4-19-16

Petitioner's Agent, Jeff Venetis

Jeff Venetis, Collision Center Manager, and Michael Hecht, Service Manager, were present. They are proposing to construct a paint booth inside the existing building to perform major motor vehicle repair, as defined by the Zoning Code. However, vehicles requiring more than five days to repair would be towed to another facility. Vehicles would be stored inside the building. Except for a ventilation system, the exterior will remain unchanged.

Chairman Frick appointed Mr. Stauder and Mr. O'Donnell to the Subcommittee. A subcommittee meeting was scheduled for January 12 at 9 a.m.

8. PZ-12-16 SPECIAL USE PERMIT (RESTAURANT) – PURE PLATES, 447 S KIRKWOOD RD

Submitted: 12-21-15 Automatic Recommendation: 4-19-16

Petitioner, Sean Sortor

Sean Sortor stated he is proposing to open a retail location in the Woodbine Center. The meals are produced in Chesterfield and would be delivered to this location. The pre-packaged meals would be stored in coolers. Seating for up to 18 is proposed. Typically, one employee would be in the store, possibly two at lunch time. The hours of operation are Monday thru Thursday from 7:30 a.m. to 8:00 p.m., Friday from 7:30 a.m. to 7:00 p.m., and Saturday & Sunday from 11:00 a.m. to 7:00 p.m.

Chairman Frick appointed Mr. Mallinckrodt and Mr. Klippel to the Subcommittee. A subcommittee meeting was scheduled for January 11 at 8 a.m.

9. COMPREHENSIVE PLAN – ENVISION 2035

Mr. Klippel reported that the City Planner is drafting the plan and it should be available mid February.

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

The public hearing was held tonight. City Attorney Hessel will revise the proposed section.

11. Mr. Kleinknecht noted the passing of Malcolm Bliss, a member of the Planning and Zoning Commission from 1986 to 1994 and from 2000 to 2010.

12. Chairman Frick stated, due to neighborhood concerns, a retaining wall at the apartment complex under construction on Fillmore Avenue will have a fence and additional landscaping.

There being no further business, the meeting adjourned at 8:30 p.m.; and the next meeting will be held January 20, 2016, at 7 p.m.

Greg Frick, Chairman

Allen Klippel, Secretary/Treasurer

Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards and Commissions, Planning & Zoning Commission.