



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
MARCH 16, 2016**

**PRESENT:**

Allen Klippel, Secretary/Treasurer  
Dan Stauder  
Gil Kleinknecht  
Madt Mallinckrodt  
James Diel

**ABSENT:**

Greg Frick, Chair  
Wanda Drewel, Vice Chair  
Cindy Coronado  
Jim O'Donnell

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, March 16, 2016, at Kirkwood City Hall, 139 South Kirkwood Road. City Attorney John Hessel, City Planner Ryan Spencer, and Administrative Assistant Patti Dodel also attended the meeting.

1. Secretary/Treasurer Allen Klippel called the meeting to order at 7:00 p.m. and noted Chair Greg Frick, Vice Chair Wanda Drewel, Cindy Coronado, and Jim O'Donnell were absent; and their absence was excused.
2. Motion was made by Mr. Stauder and seconded by Mr. Kleinknecht to approve the minutes of the March 2, 2016, meeting. The motion was unanimously approved by the five members present (Mr. Frick, Ms. Drewel, Ms. Coronado, and Mr. O'Donnell were absent).
3. **PZ-06-16 SITE PLAN REVIEW – ST. JOHN VIANNEY HIGH SCHOOL, 1311 S KIRKWOOD**  
Submitted: 10-14-15 Automatic Recommendation: 6-11-16  
Petitioner's Agent, Don Bolinger  
(Subcommittee – Mr. Mallinckrodt, Ms. Drewel, Mr. Stauder)

The petitioner was not present. City Attorney Hessel stated he and staff met with representatives of Vianney this morning. Vianney understands they need to address the issue of meeting the requirements for lighting.

4. **PZ-15-16 SPECIAL USE PERMIT AMENDMENT AND SITE PLAN REVIEW – MAGIC HOUSE  
516 SOUTH KIRKWOOD ROAD AND 206 EAST WOODBINE AVENUE**  
Submitted: 1-25-16 Automatic Recommendation: 5-24-16  
Petitioner's Agent, Arthur Floyd  
(Subcommittee – Mr. Kleinknecht, Ms. Drewel, and Mr. Klippel)

On March 7, the petitioner withdrew their request.

**5. PZ-17-16 SPECIAL USE PERMIT (CAR WASH) – LOU FUSZ TOYOTA, 10831 MANCHESTER**

Submitted: 2-16-16 Automatic Recommendation: 6-15-16

Petitioner's Agent, Jeff Venetis

Subcommittee: Mr. Stauder and Mr. O'Donnell

Jeff Venetis, Collision Center Manager, was present. Acting Chairman Klippel advised Mr. Venetis that a positive recommendation would require all five of the members present to vote in the affirmative and offered the item to be continued. Mr. Venetis stated he would like to proceed tonight. Motion was made by Mr. Stauder and seconded by Mr. Mallinckrodt to approve the request for a special use permit for a car wash at 10831 Manchester Road. Mr. Stauder read the subcommittee report:

(Insert report)

This request is for hand washing of vehicles. The motion to approve the application was unanimously approved by all members present (Mr. Frick, Ms. Drewel, Ms. Coronado, and Mr. O'Donnell were absent). Motion was made by Mr. Kleinknecht and seconded by Mr. Mallinckrodt to approve the report as read. The subcommittee report was unanimously approved by the five members present.

**6. PZ-18-16 MIXED USE IN B-2 – SUGAR SHACK, 151 WEST ARGONNE DRIVE**

Submitted: 2-17-16 Automatic Recommendation: 6-30-16

Petitioner, Barbara Francis

The petitioner was not present. Motion was made by Mr. Kleinknecht and seconded by Mr. Stauder to continue the item to the April 6 meeting. The motion was unanimously approved by the five members present. Acting Chair Klippel appointed himself and Mr. Diel to the Subcommittee.

**7. PZ-20-16 SUBDIVISION WAIVER – 1126/1138 FOLGER AVENUE**

Submitted 2-29-16

Petitioner, Josh Peterman

Mr. Peterman stated he has a contract to purchase 1126 Folger (Lot B) and a boundary survey revealed that the house at 1138 Folger (Lot A) encroaches onto 1126 Folger by approximately 3.5 feet. A boundary adjustment to allow for the encroachment and an eight-foot side yard setback is proposed. In addition, a boundary adjustment between 1114 Folger and 1122 Folger (Lot C) was recorded in 2013 at Office of the Recorder of Deeds in St. Louis County without being reviewed and signed by the City. Jamey Henson, of the Sterling Company, stated that 1114 Folger sold a strip of property to 1122 Folger. Several Commission members suggested that Lot C be removed from this plat and be addressed by staff.

Acting Chair Klippel appointed Mr. Kleinknecht and Mr. Mallinckrodt to the Subcommittee. A meeting at the site was scheduled for March 18 at 9 a.m.

**8. COMPREHENSIVE PLAN – ENVISION 2035**

City Planner Spencer stated that the plan is almost complete. It will be reviewed by the Technical Committee and then the Policy Committee.

There being no further business, the meeting adjourned at 7:30 p.m.; and the next meeting will be held April 6, 2016, at 7 p.m.

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Allen Klippel, Secretary/Treasurer  
Acting Chairman

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