



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
MAY 18, 2016**

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, April 20, 2016, at Kirkwood City Hall, 139 South Kirkwood Road. Council Liaison Tim Griffin; City Attorney John Hessel; City Planner Ryan Spencer; Administrative Assistant Patti Dodel; and Council Members Nancy Luetzow, and Maggie Duwe also attended the meeting.

1. Chair Greg Frick called the meeting to order at 7:00 p.m. and noted all members were present.
2. **PZ-02-17 COMMUNITY UNIT PLAN TYPE A (8-LOT SUBDIVISION) - EMMERSON ESTATES, 2017/2029 LILY, 425 EMMERSON, 2040 BOAZ**
Submitted: 4-4-16 Automatic Recommendation: 7-3-16
Petitioner's Agent, Ryan Kirchner

Chairman Frick recessed the meeting for the purpose of conducting a public hearing regarding a Community Unit Plan Type A for an eight-lot subdivision known as Emmerson Estates at 2017 and 2029 Lily, 425 Emmerson, and 2040 Boaz Avenue. A rezoning from R-1 to R-3 for a portion of the site is required. City Attorney Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on May 3, 2016, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times on May 13, 2016 as Exhibit 2, a list of property owners who were sent notice of the public hearing, as Exhibit 3; a postcard sent to the property owners on May 16 as Exhibit 3a (half of the postcards sent on or about May 6 had an incorrect hearing date); map showing property owners within 300 feet as Exhibit 4; Application submitted on April 4, 2016, as Exhibit 5; plans submitted on May 11, 2016, as Exhibit 6; and City of Kirkwood Code of Ordinances as Exhibit 7.

Dan Wind of Wind Engineering and Morgan Bullock and Ryan Kirchner of Bullock Building and Development were present.

Mr. Wind presented an aerial view and pictures of the 4.62 acre site. The house at 425 Emmerson Avenue was demolished earlier this year. The proposed street would terminate in a cul-de-sac and run parallel and adjacent to the right-of-way for Interstate 270 and eight homes would be built on the north/east side of the new street.

Mr. Stauder suggested that the side yard setbacks be increased from 8 feet to 12 feet. The footprint of the one- and two-story houses would range from 1,800 to 2,800 square feet with walk out basements and front entry, and possibly side entry, garages. The floor area ratio and lot coverage of the houses would comply with all requirements of the Zoning Code.

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

Marie Kozlowski, 379 South Ballas, expressed concern regarding additional traffic on Boaz Avenue.

City Attorney Hessel stated that the public hearing should be continued to the June 15 meeting. Chairman Frick appointed Mr. Klippel (chair), Mr. O'Donnell, and Mr. Diel to the subcommittee. Motion was made by Mr. Klippel to continue the public hearing to June 15, 2016. Mr. Diel seconded the motion, and it was unanimously approved. The subcommittee scheduled a meeting at the site for May 27 at 9:30 a.m.

3. Motion was made by Ms. Drewel and seconded by Ms. Coronado to approve the minutes of the May 4, 2016, meeting. The motion was unanimously approved.
4. **PZ-06-16 SITE PLAN REVIEW – ST. JOHN VIANNEY HIGH SCHOOL, 1311 S KIRKWOOD**
Submitted: 10-14-15 Automatic Recommendation: 9-9-16
Petitioner's Agent, Don Bolinger
(Subcommittee – Mr. Mallinckrodt, Ms. Drewel, Mr. Stauder)

The petitioner was not present. City Attorney Hessel stated that a letter was sent by the Chief Administrative Officer to the property owners adjacent to the baseball field and to Vianney. After discussion, the Subcommittee scheduled a meeting at the site for May 26 at 8:30 p.m.

5. **PZ-24-15 EXTEND SPECIAL USE PERMITS – STARBUCKS AND SUGAR CREEK GARDENS**
Submitted: 5-2-16
Petitioner, Jonathan Browne

Mr. Browne stated that he has been delayed in obtaining a building permit and is requesting one year extensions in accordance with Section 220.11 of the Zoning Code on the Special Use Permit granted by Ordinance 10274 for Sugar Green Gardens and the Special Use Permit granted by Ordinance 10275 for Starbucks. Motion was made by Mr. Stauder to recommend one year extensions on each Special Use Permit. Mr. Diel seconded the motion and it was unanimously approved.

6. COMPREHENSIVE PLAN – ENVISION 2035

The City Planner will be distributing a draft of the plan this week. A meeting of the Steering Committee is scheduled for May 26.

7. ELECTION OF OFFICERS

Ms. Drewel nominated Mr. Klippel for Chairman. Mr. Klippel accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Mr. Klippel nominated Ms. Drewel as Vice Chair. Ms. Drewel accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Ms. Drewel nominated Mr. Diel as Secretary/Treasurer. Mr. Diel accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

8. Gil Kleinknecht stated it has been a pleasure serving on the Commission for eight years. He encouraged the Commission to retain the “subcommittee format”, continue protecting residential areas, and suggested that projects be reviewed annually for compliance rather than the current “complaint-based” system. Ms. Drewel read the Proclamation presented to Mr. Kleinknecht for his service.

There being no further business, the meeting adjourned at 8:20 p.m.; and the next meeting will be held June 15, 2016, at 7 p.m.

Greg Frick, Chair

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.