



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
JULY 20, 2016**

PRESENT:

Allen Klippel, Chair
Cindy Coronado
Dan Stauder
Jim O'Donnell
Madt Mallinckrodt
David Eagleton

ABSENT:

Wanda Drewel, Vice Chair
James Diel, Secretary/Treasurer
Greg Frick

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, July 20, 2016, at Kirkwood City Hall, 139 South Kirkwood Road. City Attorney John Hessel, Public Services Director Bill Bensing, Assistant City Planner Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chair Allen Klippel called the meeting to order at 7:00 p.m. and noted Vice Chair Drewel, Secretary/Treasurer Diel, and Mr. Frick were absent and their absence was excused.
2. Motion was made by Ms. Coronado and seconded by Mr. O'Donnell to approve the minutes of the June 15, 2016, meeting. The motion was unanimously approved by the members present (Ms. Drewel, Mr. Diel, and Mr. Frick were absent).
3. **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)

Mike Loyet, President of St. John Vianney, was present. Mr. Stauder stated the Subcommittee did not have a report; however, they met at the baseball field on July 13 at 9 p.m. and walked the site with the lights on. Consultants are being retained to study the light and sound levels. Additional trees should be strategically located to provide a buffer. Public Services Director Bensing stated the batting cage is an accessory structure and that no additional conditions can be placed on it.

Mr. Loyet stated the field will be used approximately 40 times a year for about three hours each time, which is about 120 hours of use per year.

4. COMPREHENSIVE PLAN – ENVISION 2035

At their July 21 meeting, the City Council is considering additional funding necessary to complete the Comprehensive Plan.

5. PZ-13-16 AMEND ZONING CODE – SECTION 510: MIXED USE IN B-2 GENERAL BUSINESS DISTRICT (CENTRAL BUSINESS DISTRICT)

Chair Klippel read Section 1 of Bill 10490A. City Attorney Hessel stated that “except for a mixed-use development” should also be added to Sections 510.2 and 510.3.

Chair Klippel suggested a subcommittee be appointed to review the language to be incorporated into the bill. City Attorney Hessel stated the City Council is voting on the final reading tomorrow night and that the Council did not request a recommendation from the Commission on this matter. After discussion, a straw vote was taken with two of the six members present being opposed to the amendments because it would delay occupancy to a prospective tenant in a mixed use development in the B-2 Zoning District. The Commission took no action on the proposed amendment to Bill 10490A. Motion was made by Mr. Stauder and seconded by Mr. Eagleton to recommend that staff begin exploring a separate zoning district for mixed-use to address the Council’s concerns. The motion was unanimously approved by the six members present (Ms. Drewel, Mr. Diel, and Mr. Frick were absent).

Motion was made by Mr. Stauder and seconded by Ms. Coronado to recommend the approval of the existing uses (i.e., commercial banking, retail, medical office, and general offices) within the existing building of the proposed preliminary development plan for the mixed-use development at 201 South Kirkwood Road. The motion was unanimously approved by the six members present (Ms. Drewel, Mr. Diel, and Mr. Frick were absent).

There being no further business, the meeting adjourned at 8 p.m.; and the next meeting will be held August 17, 2016, at 7 p.m.

Allen Klippel, Chair

James Diel, Secretary/Treasurer

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