



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
AUGUST 17, 2016**

PRESENT:

Allen Klippel, Chair
Wanda Drewel, Vice Chair
James Diel, Secretary/Treasurer
Greg Frick
Cindy Coronado
Dan Stauder
Jim O'Donnell
David Eagleton

ABSENT:

Matd Mallinckrodt

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 17, 2016, at Kirkwood City Hall, 139 South Kirkwood Road. Council Liaison Nancy Luetzow, 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 Mr. Mallinckrodt was absent and his absence was excused.
2. Motion was made by Ms. Coronado and seconded by Mr. O'Donnell to approve the minutes of the July 20, 2016, meeting. The motion was unanimously approved by the members present (Mr. Mallinckrodt was 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 a draft report was prepared; however, issues concerning lighting, sound levels, and landscaping are still being considered. The landscape plan submitted on August 15 has eight bald cypress trees planted behind the homes on Geyer Forest and 13 planted adjacent to Forest Glen Lane. The City Attorney suggested the City Forester review the landscape plan.

4. **PZ-03-17 SPECIAL USE PERMIT (DAY CARE CENTER) AND SITE PLAN REVIEW – STRICTLY PEDIATRICS, 449 AND 451 MAGNOLIA AVENUE**
Submitted: 8-1-16 Automatic Recommendation: 11-29-16
Petitioner's Agent, Laura Baebler

Chair Klippel recused himself from the meeting due to a perceived conflict of interest and stepped out of the Council chambers. Vice Chair Drewel assumed the chair. Laura Baebler and Michael Kelly of LNB Architecture, Dan Wind of Wind Engineering, and Janice Cataldi of Strictly Pediatrics were present.

Ms. Cataldi stated the center would be licensed for 104 children (16 of those with medical or developmental needs) from infants to five years old, with hours of operation from 6:30 a.m. to 6:00 p.m. The peak drop off time is from 8:30 to 9:00 a.m. Mr. Wind advised that this property was formerly the trolley loop turn around area. The proposed building meets the setback requirements, with an entrance to the parking lot on West Woodbine leading to angled parking in front of the building and an exit onto Magnolia Avenue. Mr. Kelly added that the building would be rectangular shaped containing 10,627 square feet with six classrooms and a multi-purpose room in the center.

Vice Chair Drewel appointed Cindy Coronado (chair), Greg Frick, and David Eagleton to the subcommittee. A meeting was scheduled at the site for Tuesday, August 23, at 9 a.m. Chair Klippel returned to the meeting.

5. COMPREHENSIVE PLAN – ENVISION 2035

The City Council approved additional funding to complete the Comprehensive Plan. A meeting with the technical and steering committees will be scheduled in September.

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

Public Services Director Bill Bensing summarized the Report by stating that Sections 510.2 and 510.3 should be amended by adding “Except for mixed-use development” to the first sentence and “The proposed commercial uses, all of which must be approved and authorized by the City Council, following a recommendation from the Planning and Zoning Commission” should become a new 510.5(1)(a).

Motion was made by Mr. Stauder and seconded by Mr. Diel to approve the Report. The motion passed seven to one (Mr. Frick was opposed and Mr. Mallinckrodt was absent).

There being no further business, the meeting adjourned at 8:05 p.m.; and the next meeting will be held September 7, 2016, at 7 p.m.

Allen Klippel, Chair

James Diel, Secretary/Treasurer

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