



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
OCTOBER 5, 2016**

PRESENT:

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

ABSENT:

Dan Stauder

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, October 5, 2016, at Kirkwood City Hall, 139 South Kirkwood Road. City Council Liaison Nancy Luetzow, City Attorney John Hessel, City Planner Jonathan Raiche, 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. Stauder was absent and his absence was excused.
2. Motion was made by Ms. Drewel and seconded by Mr. Diel to approve the minutes of the September 21, 2016, meeting. The motion was unanimously approved.
3. **PZ-04-17 SPECIAL USE PERMIT AND SITE PLAN AMENDMENT (RESTAURANT, OUTDOOR SEATING), 10310 AND 10312 MANCHESTER ROAD**
Submitted: 9-19-16 Automatic Recommendation: 1-17-17
Petitioner, Jonathan Browne

Jonathan Browne, president of Novus Development and owner of Greentree Shopping Center, stated Jim Edmonds (one of the primary investors of the former Windfield's Gathering Place) is proposing to re-open the restaurant with Steve Stolze. In addition, KFNS radio will lease two spaces (3,336 square feet) adjacent to the restaurant where their broadcasting studio will be located. A 600 square foot outdoor patio area would be constructed in the existing courtyard/open air area to the west of the restaurant with seating for 40 to 50 patrons, and the broadcasting studio would face the outdoor seating area.

In 2015, a Special Use Permit for a Starbucks and a parking lot at 1015 North Woodlawn were approved but have not been constructed yet due to litigation. The current parking lot contains 231 parking spaces, and 242 parking spaces would be required for the shopping center with the proposed patio. The proposed patio and Starbucks will require 255 parking spaces and the shopping center would only provide 254 spaces including the proposed new parking lot.

Steve Stolze stated speakers would allow the patrons of the patio area to hear the broadcast. Mr. Browne commented he expects MSD approval in the near future for the parking lot 1015 North Woodlawn. After discussion concerning safety, lighting, and internal circulation, Chairman Klippel appointed Ms. Coronado, Mr. O'Donnell, and Mr. Mallinckrodt to the subcommittee. The subcommittee will meet on site October 12 at 9 a.m.

4. COMPREHENSIVE PLAN – ENVISION 2035

Chairman Klippel reported there are four sections to be reviewed and additional meetings will be scheduled.

- 5.** Motion was made by Mr. O’Donnell and seconded by Mr. Mallinckrodt to go into a closed session for purposes of discussion with the City Attorney pursuant to RSMO Chapter 610.021 (1). Roll Call Vote as Follows:

Cindy Coronado	Yes
James Diel	Yes
Wanda Drewel	Yes
David Eagleton	Yes
Greg Frick	Yes
Allen Klippel	Yes
Jim O’Donnell	Yes
Daniel Stauder	Absent
Madt Mallinckrodt	Yes

The Meeting was closed. A discussion took place with City Attorney Hessel concerning legal issues.

Motion was made by Ms. Drewel and seconded by Ms. Coronado to re-open the meeting. Roll Call Vote as Follows:

Cindy Coronado	Yes
James Diel	Yes
Wanda Drewel	Yes
David Eagleton	Yes
Greg Frick	Yes
Allen Klippel	Yes
Jim O’Donnell	Yes
Daniel Stauder	Absent
Madt Mallinckrodt	Yes

The motion was unanimously approved and the meeting was re-opened.

There being no further business, the meeting adjourned at 8:08 p.m.; and the next meeting will be held October 19, 2016, at 7:00 p.m.

Allen Klippel, Chair

James Diel, Secretary/Treasurer

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