



WHERE COMMUNITY AND SPIRIT MEET®

**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
JULY 20, 2011**

**PRESENT:**

David Osborn, Chairman  
Joe Roeser, Vice Chairman  
Tad Skelton  
Wanda Drewel  
Nancy Luetzow  
Cindy Coronado  
Daniel Stauder

**ABSENT:**

Gil Kleinknecht  
Greg Frick

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, July 20, 2011, at Kirkwood City Hall. Council Member Gerry Biedenstein, Public Works Director Todd Rehg, and Zoning Administrator Jeremy Knapp also attended the meeting.

1. Chairman Osborn called the meeting to order at 7:00 p.m. Mr. Kleinknecht and Mr. Frick were absent and their absence was excused.
2. Motion was made by Mr. Skelton and seconded by Mr. Stauder to approve the minutes as written for the June 15, 2011, meeting. The motion was unanimously approved (Mr. Kleinknecht and Mr. Frick were absent).
3. **PZ-03-12 COMMUNITY UNIT PLAN TYPE A - NORTH TAYLOR GLEN,  
750 NORTH TAYLOR AVENUE**  
Submitted: 4-29-11  
Petitioner, John Pitcher  
{Subcommittee - Mr. Skelton (chair), Ms. Luetzow (Secretary) and Ms. Drewel}

Mr. Skelton stated that the subcommittee had received a request from the petitioner on July 20<sup>th</sup> to not report on the project tonight and hold a second subcommittee meeting for further discussion. A second subcommittee meeting is to be scheduled.

4. **PZ-06-12 SITE PLAN REVIEW-KITCHEN AND BATH DESIGN, 945 S KIRKWOOD**  
Submitted: 5-27-11 Automatic Recommendation: 9-24-11  
Petitioner, George Votruba  
{Subcommittee - Mr. Stauder (chair) and Mr. Osborn (Secretary)}

Chairman Osborn stated the subcommittee had received a letter from the petitioner withdrawing his application.

5. **PZ-07-12 REZONE B1 TO R3 - 944 SOUTH HARRISON**  
Submitted: 6-29-11 Automatic Recommendation: 9-27-11  
Petitioner, Mark Videmschek

Mark Videmschek was present. He is requesting to rezone the property at 944 South Harrison from B-1 to R-3, single-family residential, so his sons can live in the existing house on site; and in the future, it can be rented out. Additionally, he wishes to eventually build an attached garage to the house.

Chairman Osborn appointed himself and Mr. Kleinknecht to the subcommittee.

**6. PZ-08-12 SPECIAL USE EXCEPTION (PRIVATE RECREATIONAL DEVELOPMENT) - PEAK PHYSIQUE, 200 SOUTH KIRKWOOD ROAD SUITE 150 (STATION PLAZA)**

Submitted: 7-14-11 Automatic Recommendation: 11-11-11  
Petitioner's Agent, Kory McMullen

Jamie Speiser, a partner with Dream Bodies Personal Training, was present. Dream Bodies Personal Training is requesting to operate a gym in an existing tenant space at Station Plaza, previously temporarily occupied by the Kirkwood Library. All modifications are interior to the building, and the hours of operation proposed are Monday through Saturday from 5 a.m. to 9 p.m. and on Sunday from 6 a.m. to 5 p.m. The gym will provide a wide range of fitness classes.

Chairman Osborn appointed Ms. Coronado and Mr. Roeser to the subcommittee.

**7. STAFF UPDATE ON PARKING**

Chairman Osborn requested the Commission refrain from discussion on this agenda item until the August 17<sup>th</sup> meeting due to Mr. Kleinknecht's absence.

There being no further business, the meeting adjourned at 7:24 p.m. The next meeting will be held August 17, 2011, at 7:00 p.m.

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David Osborn, Chairman

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Gil Kleinknecht, Secretary/Treasurer

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