



City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: March 9, 2016

TABLE OF CONTENTS

1. Approval of Agenda
2. Approval of Minutes: February 10, 2016
3. Public Hearings
 - A. Petition #16-03-01: The Planning and Zoning Commission will discuss and consider City initiated petitions for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to the following: (1) R-1 Single-Family Residential Zoning District area requirements; (2) Board of Zoning Adjustment; and (3) building setback requirements in commercial zoning districts.
 - B. Petition #16-03-02: The Planning and Zoning Commission will discuss and consider the petitions of Gambrill Gardens, LLC for amendment to C-5 Planned Commercial District, for amendment to an existing conditional use permit, and for approval of associated site development plan, to allow the construction and operation of additions to the Gambrill Gardens Retirement Complex, at the location known and numbered as 1 Strecker Road, within the C-5 Planned Commercial Zoning District of the City of Ellisville, Missouri.
4. Petitions for Recommendations
 - A. Petition #16-03-03: Petition of Chick-Fil-A for consideration of a conditional use permit and associated site development plan to allow the construction and operation of a restaurant with drive-through at the location known and numbered as 304 Clarkson Road, within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.
 - B. Petition #16-03-04: Petition of Chris Greer for consideration of a conditional use permit to allow the operation of a microbrewery with liquor sales, at the location known and numbered as 16050 Manchester Road, within the C-3 Commercial Zoning District.
 - C. Petition #16-03-05: Petition of Lee Allen, on behalf of Old State Investments, Inc., for consideration of a conditional use permit to allow the construction and use of a structure in excess of 30 feet, at the location known and numbered as 525 Old State Road, within the M-1 Light Industrial Zoning District.
 - D. Petition #16-03-06: Petition of McBride Bluebird LLC for consideration of a Boundary Adjustment Plat (Partial Lot 60 Klamberg Lane), Lot Split Plat (Partial Lot 104 Jacob Lane) and Subdivision Plat authorizing a new 20 lot single family residential subdivision known as the Arbors at Bluebird Park on a tract of land totaling 8.79 acres.
5. Petitions for Approval
 - A. Petition #16-03-07: Petition of Lorene Samson, on behalf of Dewey's Pizza, for approval to amend Ordinance #2846 to allow the sale of every class of liquor by the drink at 1312 Clarkson Clayton Center Drive within the C-3 Commercial Zoning District.
6. Adjournment

PLANNING AND ZONING COMMISSION MEETING SUMMARY

Chairman Hoffman called the meeting to order at 7:00 p.m. Commissioner McGrath led the Pledge of Allegiance. Other Commissioners present were: Ellebrecht, Sticksel, Gundlach, Reel, and Boggs. A quorum was present for the meeting.

Also present were City Planner Hood, Assistant City Attorney Parnell, Mayor Paul, and Council Members McGrath, Cahill, Baker, and Voss.

1. APPROVAL OF AGENDA

A motion was made by Commissioner McGrath to approve the Agenda, as written, and was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. APPROVAL OF MINUTES

A motion was made by Commissioner Ellebrecht to approve the February 10, 2016, Regular Meeting Minutes, as written, and was seconded by Commissioner Gundlach. Hearing no questions or discussions, the votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. PUBLIC HEARING(S)

Petition #16-03-01: City initiated petition for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to (1) R-1 Residential Zoning District area requirements, (2) Board of Adjustment, and (3) building setback requirements in commercial zoning districts.

Assistant City Attorney Parnell read the Exhibit List, and Chairman Hoffman swore in Planner Hood.

Planner Hood summarized this is a City initiated petition to consider text amendments in regard to the following items:

- R-1 Single-Family Residential Zoning District area requirements: Staff has reviewed data pertaining to minimum lot width in the R-1 Single Family Zoning District. The data was incorporated in to two distinct maps. The first map shows the lots (zoned R-1) measuring 70 linear feet to 99 linear feet. The second map illustrates lots (zoned R-1) which measure 140 to 199 linear feet in width and could potential be subdivided if the minimum lot width is reduced. We had planned on discussing granny units, but additional research and time is required. We will schedule a hearing in April to discuss the matter.
- Board of Zoning Adjustment: Changes to this section of the code will include the various applications and petitions the Board of Adjustment is authorized to consider. Currently the language is limited to 'appeals.' Additionally, language will be added to clarify that 4 votes are required to grant a variance.
- Building setback requirements in commercial zoning districts: Changes to this section of the code will clarify the setbacks for 'unified shopping centers' which pre-date our 'planned districts'.

Commissioner Sticksel commented that she did not receive this information in her packet and was not prepared to move forward with a recommendation on all proposed amendments. Discussions ensued among Commissioners, Assistant City Attorney Parnell, and Planner Hood.

Commissioner McGrath moved to continue the public hearing for further review and discussion. The motion was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Petition #16-03-02: Petition of Gambrill Gardens, LLC, for an amendment to the C-5 Planned Commercial District and associated site development plan to allow the construction and operation of additions to the Gambrill Gardens Retirement Complex, at the location known and numbered as 1 Strecker Road, within the C-5 Planned Commercial Zoning District of the City of Ellisville, Missouri.

Assistant City Attorney Parnell read the Exhibit List. Chairman Hoffman swore in applicant, Tom Walt, and his representative, Bill Remis.

Planner Hood summarized the applicant is proposing a small addition to the one-story community building. The overall addition consists of three parts, which are a new canopy over the front entrance of the community building and expand the circle drive, a small addition to be added to the front of the building (south façade), and a larger addition to be located behind the building (north elevation). The proposed changes will allow for the internal reconfiguration within the community building. No new beds will be included as part of the scope of work.

Discussions ensued among Commissioners and Mr. Remis regarding recommendations. Mr. Remis stated the applicant was not in favor of installing a new trail.

Commissioner Ellebrecht moved to remove Item #9 from the list of recommendations, and was seconded by Chairman Hoffman. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vote failed for Item #9 to be removed from recommendations.

Commissioner Reel moved to forward a favorable recommendation to the City Council, subject to the following condition(s):

1. That Petitioner secures Architectural Review Board approval as required by this Ordinance and as otherwise required by the Code; and
2. Petitioner shall prepare and submit a landscape plan for the overall site and secure plan approval from the City's third party landscape architect; and
3. Petitioner shall obtain approval from the Metropolitan St. Louis Sewer District prior to issuance of any permit; and
4. Petitioner shall submit an Erosion Control Plan prior to issuance of any permit; and
5. That all slopes on the Property be less than 3:1; and
6. Petitioner shall comply with Section 500.020 B which requires a 3 foot (3') landscaped area or guard for retaining walls measuring 4 feet (4') to 6 feet (6') in height, and a guard rail is required for all retaining walls over 6 feet (6') in height; and

7. Petitioner shall install a ten foot (10') wide sidewalk to the north of the new addition to be constructed so as to accommodate trash and delivery vehicles; and
8. Petitioner shall remove and replace all dead plant materials, enhance the required 5-foot (5') berm along the northern property line with additional landscaping as required by this ordinance and resolve any standing water issues along the northern property line abutting R-1 single family residential zoning district; and
9. That the petitioner installs a shared use trail 8 feet (8') in width from the new trail at the Gambrill entrance through the woods, staying away from Strecker, then when leaving the woods move closer to Strecker (on the west) terminating at the northwest corner of the property, as depicted on the rendering attached hereto as Exhibit A; and
10. That the Petitioner agrees to coordinate with City staff to identify the location and size of right of way dedication along Strecker Road necessary for future improvements; and
11. The Petitioner agrees to dedicate such right of way, as determined in Item 10 above; and
12. The Petitioner agrees to install fully-shielded site lighting fixtures at the time of new installation or when replacing existing fixtures.

The motion was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. PETITION(S) FOR RECOMMENDATION

Petition #16-03-03: Petition of Chick-Fil-A for consideration of a conditional use permit and associated site development plan to allow the operation of a drive-through facility in association with a new restaurant located at 304 Clarkson Road within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.

Assistant Attorney Parnell informed the Commission the petition for Chick-fil-A was contingent on the approval of Petition #16-03-01: City initiated petition for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to building setback requirements in commercial zoning districts. Without a favorable recommendation on this part of the petition, the Chick-fil-A petition would have to be continued to the following month.

Commissioner Ellebrecht moved to reopen the public hearing regarding Petition #16-03-01 limited to discussion on subsection (3) of Petition #16-03-01 regarding the proposed changes to the C-3 Zoning section only, and was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

City Planner Hood summarized the proposal was to add an exception to the C-3 Commercial setback regulations to allow the Clarkson Clayton Center to continue to make use of their current setbacks, which would also allow all properties to benefit the original setback distance,

Commissioner Ellebrecht moved to forward a positive recommendation regarding subsection (3) of Petition #16-03-01 pertaining the proposed changes to the C-3 Zoning section only, and was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairman Hoffman closed the public hearing solely on subsection (3) of Petition #16-03-01. Petition #16-03-03 was reintroduced and a discussion ensued. Planner Hood summarized the applicant is requesting consideration of a Conditional Use Permit to allow the operation of a drive-through facility. Per the current zoning code, drive-through facilities are conditionally permitted within the C-3 commercial zoning district. The site has been vacant for approximately a decade and the building was torn down shortly after it became vacant.

A representative from CBB Traffic Consultants also stated were no significant traffic issues at this location, along with plenty of drive-through storage and parking. Discussions ensued among Commissioners and applicant.

Commissioner Reel moved to waive the public hearing, determine an environmental report is not required, and forward a favorable recommendation to the City Council, subject to the following condition(s):

1. Petitioner shall comply with all applicable landscape requirements and all recommendations made by the City's Third Party Landscape Architect; and

2. Petitioner and the property owner agree to implement traffic recommendations #1, #2 and #5, as part of the project; and
3. That the property owner agrees to implement traffic study recommendations #3 and #4 in the future, if traffic volumes and circulation issues warrant them, as determined by the City Council; and
4. Petitioner secures ARB approval; and
5. Petitioner depicts bike racks on the site plan; and
6. Petitioner relocates the trash enclosure to comply with the 15-foot setback requirement; and
7. Petitioner buries all utility lines providing service to the building; and
8. Petitioner incorporates colored and stamped concrete across the (1) drive-through exit; (2) the entrance drives along Clarkson Clayton Drive; and (3) across the parking lot to serve as partial pedestrian walkways; and
9. That the property owner installs new street lights along Clarkson Road, similar to those installed at the McDonald's restaurant; and
10. Petitioner considers a public art piece/city logo located elsewhere on-site, other than on the 40-foot high pole sign, and
11. Petitioner pays \$500 in fees associated with the zoning applications.

The motion was seconded by Commissioner Boggs. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickssel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Petition #16-03-04: Petition of Chris Greer for issuance of a conditional use permit to allow the operation of a microbrewery with liquor sales, at the location known and numbered as 16050 Manchester Road, within the C-3 Commercial Zoning District.

Planner Hood summarized the applicant is requesting approval of a Conditional Use Permit to allow the operation of a microbrewery and liquor sales. The applicant is also proposing to feature a tasting room and dining area. Seating will be available indoors and outdoors on the covered loading dock. No umbrellas or music are proposed outdoors. The hours of operation will be from 12:00 pm to 10:00 pm, seven days per week. The applicant is proposing storage in the basement and has agreed to limit the storage to comply with the Zoning Code.

The rear yard abuts residential along the rear property line. A 25 foot building setback and landscape buffer are required. The applicant or property owner will have to verify that 25 feet of landscape buffer exists between the rear property line and the existing building and parking lot. A landscape survey should be prepared to ascertain that the required plantings are installed and maintained within the required buffer.

Also, a sight-proof fence is required along the rear property line. The applicant or property owner will have to replace the existing chain link fence (with slats) with a wood or vinyl sight-proof fence. The City Council may consider requiring a block wall (similar to that required of the bank at 10 Old State Road) to help with sound mitigation.

Due to a city clerk error in mailing letters to neighboring residents notifying them that this meeting was a public hearing, the Commission agreed to allow the public to comment.

Chairman Hoffman moved to suspend the rules so public comments could be heard, and was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Several residents stated their deep concerns regarding noise and traffic issues along Covert Lane. The applicant stated he is fine with all recommendations required, and was eager to maintain peace with neighbors. Discussion ensued among residents, Commissioners, and applicant.

Upon completion of discussions, Commissioner Reel moved to reinstate rules, and was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Commissioner Reel moved to waive the public hearing and forward a favorable recommendation to the City Council, subject to the following condition(s):

1. That Petitioner complies with the maximum beer production limits (15,000 barrels per year of beer or ale and 5,000 cases per year of wine); and
2. Petitioner secures ARB approval for the façade changes associated with the canopy and glass atrium, if applicable; and
3. That there be no outdoor seating and no music outdoors; and
4. That the hours of operation are limited from 12:00PM (noon) to 10:00PM seven days per week; and
5. That Petitioner complies with the limits on the amount of storage to a maximum of 40% of the gross floor area; and
6. That a landscape plan is prepared and submitted for approval by the City's third party landscape architect; and
7. That the required rear yard 25-foot landscape buffer is verified or waived by the City Council; and
8. That the required plantings within the 25-foot buffer are verified and installed, or waived by the City Council; and
9. That the existing chain link fence is replaced with a sight proof wood or vinyl fence or block wall, if a block wall is deemed appropriate by the City Council; and
10. That the City Council grants a downward adjustment of the number of required parking spaces. Petitioner is to provide 40-45 parking spaces, including at least 2 ADA compliant parking spaces, instead of the required 189 to 271 parking spaces. One of the ADA compliant parking spaces shall be van accessible. The ADA compliant parking spaces shall be connected to an accessible route to the front of the building including an ADA accessible ramp and access aisle from the parking lot to the sidewalk along the front of the building; and
11. That Petitioner installs the required landscaping within the parking area, consisting of at least 800 square feet of landscaped area, including 5 ornamental trees; and
12. That the City Council grants a waiver from the required front yard planting strip to allow less than 20 feet (20') width. However, the street trees and plantings should still be installed; and
13. Petitioner installs a bike rack; and
14. Petitioner installs a pedestrian walkway through the parking lot to the front door, and pedestrian connections from the parking lot to the sidewalks along Manchester Road and Covert Lane; and
15. That the property owner installs new street lights (to match those at McDonald's and Jimmy Johns) along Manchester Road; and
16. That the property owner provides a cross access easement and install a connection to the adjacent property to the east; and
17. That the property owner installs a trash enclosure with sight proof gates; and
18. That the property owner agrees to coordinate with staff to remove or replace existing wall packs and install light poles to properly illuminate the parking lot; and
19. That the green canopy at the front entrance and the glass atrium along the front façade are removed, repaired or replaced.

The motion was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Petition #16-03-05: Petition of Lee Allen, on behalf of Old State Investments, Inc., for consideration of a conditional use permit to allow the construction and use of a structure in excess of 30 feet, at the location known and numbered as 525 Old State Road, within the M-1 Light Industrial Zoning District.

Planner Hood summarized the City Council previously approved a lot consolidation plat authorizing 517, 525, and part of 541 Old State Road to be consolidated into one lot. The lot consolidation has been recorded in compliance with the City's approval. The applicant is now proposing to add a one-story addition to accommodate office use. As proposed, the overall building height will be 32 feet. Therefore, as per Section 400.320.G, a conditional use permit is required when the maximum height for any structure in this district is two (2) stories or thirty (30) feet. Any structure in excess of two (2) stories or thirty (30) feet will not be allowed except as a conditional use.

Applicant, Lee Allen, stated he wants to expand his building to allow all employees to be on the same level, with file storage downstairs, while trying to keep the appearance of a residential building. He also stated he would like to construct a 6-foot chain-link fence with privacy slats along the rear of property rather than the recommended white vinyl fence. The front property line would still have the white vinyl fence. Applicant also stated he would like to omit the recommended bike rack.

Commissioner Ellebrecht moved to waive the public hearing, determine an environmental impact report is not required, and forward a favorable recommendation to the City Council, subject to the following condition(s):

1. Petitioner secures approval from St. Louis County for the access to the site and throat depth of the access drive; and
2. Petitioner provides a deceleration lane into the property, if deemed necessary by St. Louis County; and
3. That the light poles not exceed 20 feet (20') in height and that fixtures are fully shielded; and
4. Petitioner secures ARB approval; and
5. Petitioner obtains approval of the landscaping plan from the city's third party landscape architect; and
6. Petitioner secures approval from the City Council to continue use of the gravel area in the rear of the property as an exterior storage area; and
7. If exterior storage on the gravel area is allowed, that Petitioner installs a fence along the rear and partial side property lines to help screen the exterior storage area from view. Additionally, it is recommended the City Council allow said fence to be six foot (6') high chain link with privacy slats; and

8. That Petitioner installs additional landscaping along the front property line to fully screen the exterior storage area from view, if deemed necessary by the City; and
9. That Petitioner obtains approval from St. Louis County Department of Transportation for all work within Old State Road right-of-way; and
10. That Petitioner obtains all necessary approvals from the Metropolitan St. Louis Sewer District, including drainage areas maps, pre-developed and post drainage area maps, storm water easements, storm profiles, bmp drainage area map, water quality maintenance agreements, etc.; and
11. That Petitioner obtains approval, including temporary slope construction licenses, for any work conducted on adjacent property; and
12. That Petitioner obtains a Land Disturbance Permit from the Missouri Department of Natural Resources; and
13. That Petitioner submits a Storm Water Pollution Prevention Plan prior to permit issuance, and provides weekly erosion control inspection reports to the City in an electronic format; and
14. That the City Council waives the requirement for bike racks; and
15. Petitioner prepares and submits a photometric parking lot lighting plan for approval by the City Engineer; and
16. That Petitioner secures approval from MWFPD and Missouri American Water Company for the location of all fire hydrant locations, water mains, etc.; and
17. That Petitioner installs a guard rail along sections of the rear retaining wall; and
18. That Petitioner installs a sidewalk along the front of the property, if feasible; and
19. That Petitioner provides pedestrian walkways within the parking lot, including a pedestrian path from the sidewalk along Old State Road to the parking lot, in compliance with code requirements; and
20. That Petitioner complies with the trash enclosure requirements; and
21. That Petitioner provides Engineer's cost estimate of the site improvements (Excel format if possible). This document will be used to establish the escrow. Once the cost estimate is approved, the owner will need to establish an escrow via a bond or irrevocable letter of credit.

The motion was seconded by Commissioner Reel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Petition #16-03-06: Petition of McBride Bluebird, LLC, for consideration of a Boundary Adjustment Plat (Partial Lot 60 Klamberg Lane), Lot Split Plat (Partial Lot 104 Jacob Lane) and Subdivision Plat authorizing a new 20-lot single-family residential subdivision known as the Arbors at Bluebird Park on a tract of land totaling 8.79 acres.

Planner Hood stated the City Council had previously approved rezoning of the subject lots on Klamberg Lane from R-1 to R-2 Planned Residential. Also, the City Council approved the associated site development plan allowing up to 20 single family residential lots. The applicant is proposing a boundary adjustment associated with the property at 60 Klamberg Lane. More specifically, the applicant will transfer a strip of land measuring 25 feet in depth from the south side of 60 Klamberg Lane and add this strip of land to the overall subdivision. A total area of 2,994 square feet will be transferred from 60 Klamberg Lane to 69 Klamberg Lane. The process for approval of a Boundary Adjustment Plat requires City Council approval via an ordinance. A recommendation from the Planning and Zoning Commission and a public hearing are not required.

The applicant is also proposing a lot split associated with the property at 104 Jacob Lane. More specifically, the applicant will divide 104 Jacob Lane, so that the new lot line will line up with the new corporate boundary between Ellisville and Ballwin. The lot created (located within Ellisville’s jurisdiction) will measure 26,296 square feet in size. The process for approval of the proposed Lot Split Plat requires a recommendation from the Planning and Zoning Commission and City Council approval via an ordinance. A public hearing is not required. However, the City of Ballwin will also have to approve the Lot Split Plat.

The Engineering Department has determined that the subdivision plat is consistent with the site development plan approved by the City Council in September 2015.

Commissioner Sticksel moved to forward a favorable recommendation to the City Council, subject to the following condition(s):

1. That the City Council approves the proposed Boundary Adjustment Plat associated with 60 Klamberg Lane; and
2. That Petitioner secures City of Ballwin approval for the Lot Split associated with 104 Jacob Lane; and
3. That Petitioner rezones 104 Jacob Lane (Partial Lot), to R-2 Planned Residential to be consistent with the City’s previous approval of the overall subdivision and associated site development plan; and
4. That Petitioner adds a note to Lots 1 and 2, limiting building height to single story homes only.

The motion was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Petition #16-03-07: Petition of Lorene Samson, on behalf of Dewey's Pizza, for approval to amend Ordinance #2846 to allow the sale of every class of liquor by the drink at the location known and numbered as 1312 Clarkson Clayton Center Drive within the C-3 Commercial Zoning District.

Planner Hood stated that on October 3, 2007, the City Council adopted Ordinance #2846, which would allow the sale of beer and wine at the aforementioned address. The applicant is now requesting to amend the Conditional Use Permit to allow for a full drink license, including Sunday sales. As of 2015, the City has been authorizing liquor sales for full drink licenses, including Sunday sales with every application for Conditional Use Permit. Therefore, the request is consistent with current practice.

Commissioner Sticksel moved for approval of the petition as proposed, and was seconded by Commissioner Gundlach. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. ADJOURNMENT

Chairman Hoffman adjourned the meeting at 9:50 p.m.

Respectfully Submitted,



Angie Shoemate