



City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: April 13, 2016

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 - A. Petition #16-04-01: 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; and (2) Board of Zoning Adjustment.
 - B. Petition #16-04-02: The Planning and Zoning Commission will discuss and consider the petition of McBride & Son Homes requesting approval for Rezoning to R-2 Planned Residential and associated Site Development Plan pertaining to a tract of land measuring approximately 21,270 square feet and located at 104 Jacob Lane (partial lot) allowing the land to become part of the Arbors at Bluebird Park Subdivision.
 - C. Petition #16-04-03: The Planning and Zoning Commission will discuss and consider the petition of Pro-Tech Collision Center for consideration and approval of (1) Text Amendments to the C-4 Ellisville Business Park Zoning District allowing Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses in the district; (2) a Conditional Use Permit to allow Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses; and (3) a Lot Consolidation Plat associated with the property located at 16360 (and 16201) Truman Road within the C-4 Commercial Zoning District.
 - D. Petition #16-04-04: The Planning and Zoning Commission will discuss and consider the petition of The Fountains of Ellisville, LLC for Rezoning (from C-3 to C-2), Lot Consolidation Plat, Conditional Use Permit and Site Development Plan approvals to allow an addition for an independent living facility and a building height over 30 feet at 15834 Clayton Road within the C-3 Commercial Zoning District.
4. Resolution honoring Commissioner Christopher Turner for his service as a Planning and Zoning Commissioner.
5. Adjournment

PLANNING AND ZONING COMMISSION MEETING SUMMARY

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

Also present were City Planner Hood, Assistant City Attorney Parnell, and Council Members McGrath, Cahill, and Duffy.

1. APPROVAL OF AGENDA

A motion was made by Commissioner Reel 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>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<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"/>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickssel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Sanborn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

2. APPROVAL OF MINUTES

A motion was made by Chairman Hoffman to approve the March 9, 2016, Regular Meeting Minutes, as written, and was seconded by Commissioner Reel. 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>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickssel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

3. PUBLIC HEARING(S)

Petition #16-04-01: 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; and (2) Board of Zoning Adjustment.

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.

Discussions ensued among Commissioners and residents.

Commissioner Ellebrecht moved to forward a favorable recommendation of Subpart (3), Board of Zoning Adjustment, of Petition #16-04-01, as per the attached Exhibit A, and continues the public hearing upon Subparts (1) and (2), R-1 Single Family Residential Zoning District area requirements and Accessory Dwelling Units, respectively, for further review and discussion, and 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>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<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"/>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Sanborn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Petition #16-04-02: The Planning and Zoning Commission will discuss and consider the petition of McBride & Son Homes requesting approval for Rezoning to R-2 Planned Residential and associated Site Development Plan pertaining to a tract of land measuring approximately 21,270 square feet and located at 104 Jacob Lane (partial lot) allowing the land to become part of the Arbors at Bluebird Park Subdivision.

Assistant City Attorney Parnell read the Exhibit List. Chairman Hoffman swore in applicant.

Planner Hood stated that in 2015, the City Council approved a rezoning and associated site development plan for the Arbors at Bluebird Park located at 69 and 75 Klamberg Lane, and part of 60 Klamberg Lane. At that time, the 104 Jacob Lane (partial lot) was not within Ellisville’s jurisdiction (it was part of Ballwin). In 2015, the application request included conceptual consideration for 104 Jacob Lane (partial lot) to be part of a 20-lot subdivision. The applicant is requesting to rezone the subject area to R-2 Planned Residential Zoning District (R-2), consistent with the approval of the overall subdivision. The subject area will accommodate two single-family detached homes.

Commissioner Sanborn moved to approve and forward a favorable recommendation to the City Council, 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>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<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"/>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickssel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Sanborn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Petition #16-04-03: The Planning and Zoning Commission will discuss and consider the petition of Pro-Tech Collision Center for consideration and approval of (1) Text Amendments to the C-4 Ellisville Business Park Zoning District allowing Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses in the district; (2) a Conditional Use Permit to allow Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses; and (3) a Lot Consolidation Plat associated with the property located at 16360 (and 16201) Truman Road within the C-4 Commercial Zoning District.

Assistant City Attorney Parnell read the Exhibit List. Chairman Hoffman swore in applicant.

City Planner Hood stated the applicant is requesting text amendments to the C-4 Ellisville Business Park Zoning District (C-4). The applicant is proposing to add the following uses as “conditionally permitted” in the C-4 Zoning District:

- Used Motor Vehicle Sales
- Automobile Repair
- Automobile Service
- Automobile Wash

Used motor vehicle sales as a primary use is new to the City. The automobile repair, service, and wash uses are currently allowed in the C-3 and M-1 Zoning Districts.

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

1. City Council waives the requirement for new street lights along Truman Road;
2. City Council waives the requirement for new sidewalk, street lights, and street trees along Westhills Park Drive;
3. City Council waives the requirement for pedestrian accessibility, crosswalks, and walkways as per Section 400.490(l).

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>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Sanborn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Petition #16-04-04: The Planning and Zoning Commission will discuss and consider the petition of The Fountains of Ellisville, LLC for Rezoning (from C-3 to C-2), Lot Consolidation Plat, Conditional Use Permit and Site Development Plan approvals to allow an addition for an independent living facility and a building height over 30 feet at 15834 Clayton Road within the C-3 Commercial Zoning District.

Assistant City Attorney Parnell read the Exhibit List. Chairman Hoffman swore in applicant.

City Planner Hood summarized the applicant is currently operating a nursing home/retirement facility at 15826 and 15822 Clayton Road. The applicant is now proposing to add a new building, which will add 69 units for independent living. The applicant is proposing to consolidate the property at 15834 with the existing property (15826 and 15822 Clayton Road) to create one single lot. The applicant is requesting approval to rezone the property at 15834 Clayton Road from C-3 to C-2 Commercial.

Discussion ensued among Commissioners.

Commissioner Reel moved to forward a favorable recommendation to the City Council, and was seconded by Commissioner McGrath. The votes were as follows:

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

4. **RESOLUTION**

Resolution honoring Commissioner Christopher Turner for his service as a Planning and Zoning Commissioner.

5. **ADJOURNMENT**

Chairman Hoffman adjourned the meeting at 8:55 p.m.

Respectfully Submitted,



Angie Shoemate