



City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: July 12, 2016

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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: Sanborn, McGrath, Chismarich, Sticksel, and Gundlach. Commissioners Reel and Boggs were absent. A quorum was present for the meeting.

Also present were City Planner Hood, Assistant City Attorney Parnell, and Council Member McGrath.

1. APPROVAL OF AGENDA

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

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

2. APPROVAL OF MINUTES

A motion was made by Commissioner Chismarich to approve the June 8, 2016, Regular Meeting Minutes, as written, and was seconded by Commissioner Sticksel. 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>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

3. PUBLIC HEARING(S)

Petition #16-07-01: The Planning and Zoning Commission will discuss and consider the petition of B. David Wilken, DDS, property owner, requesting to rezone 265 Clarkson Road from the R-1 Single-Family Residential Zoning District to the C-1 Open Space Commercial Zoning District.

Planner Hood stated in 1992 the City Council approved Ordinance No. 1709 authorizing the issuance of a special use permit to Dr. Wilken to construct and operate a dental office. Special use permits are no longer an option in our current zoning code, and office uses are no longer permitted in the R-1 Zoning District. The applicant is proposing to rezone the subject site to C-1 Open Space Commercial. The applicant will continue to operate the dental office in the exact same manner.

Commissioner Sanborn moved to determine an Environmental Assessment is not required and to forward a positive recommendation to the City Council, subject to the following condition(s):

1. Any approval to rezone is contingent on the applicant securing a side yard setback variance from the Board of Adjustment; and
2. The City Council waives the requirement for a new privacy fence along the east and north property lines; and
3. The City Council accepts the landscaping and buffering as proposed and waives any deficiencies.

The motion 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>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

4. PETITION(S) FOR RECOMMENDATION

Petition #16-07-02: Petition of Ellisville Church of Christ for approval of a Lot Consolidation Plat, Site Development Plan and a Conditional Use Permit to allow the development of a new parking lot on 68 Henry Avenue within the R-1 Zoning District.

Planner Hood stated the applicant is proposing to construct a new parking lot on 68 Henry Avenue. This will include the consolidation of 68 Henry Avenue and 62 Henry Avenue into one lot. Church uses are conditionally permitted in the R-1 Zoning District, although the applicant does not have a conditional use permit on file. Therefore, the applicant is requesting to obtain a conditional use permit, which will allow the continued operation of the existing church at 62 Henry Avenue, along with off-street parking for the church at 68 Henry Avenue.

Commissioner Sanborn moved to waive the Public Hearing, and forward a positive recommendation to the City Council, subject to the following condition(s):

1. That the applicant complies with the maximum front yard lot coverage (30% maximum coverage); and
2. That the City Council waives the requirement for a sidewalk along Henry Avenue; and
3. That the applicant agrees to provide an easement to accommodate a sidewalk, installed by the City; and
4. That the City Council waives the requirement for a trash enclosure; and
5. That the City Council waives the requirement for a bike rack; and
6. The Planning and Zoning Commission determined that an environmental assessment is not required; and
7. That the plat cover sheet is revised to note the subject properties as zoned R-1 (not R-2), prior to recording the plat; and
8. That stop signs are provided at egress points from the proposed parking lot; and
9. That a fence will not be installed along the west and north property lines, but that landscape screening, as depicted on the plan set submitted is installed; and
10. That light fixtures are limited to a maximum height of 20 feet and feature fully shielded light fixtures.

The motion 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>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

Petition #16-07-03: Petition of St. Louis County Library for an amendment to an existing Conditional Use Permit to allow a building addition in excess of 30 feet in height located at 300 Clarkson Road within the C-3 Commercial Zoning District.

Planner Hood stated the applicant is requesting to add on to the existing building. Although the library use has been deemed a permitted use previously, the proposed addition will measure 38 feet in height. Thus requiring another conditional use permit.

Commissioner Sticksel moved to waive the Public Hearing, to determine an Environmental Assessment is not required, and to forward a positive recommendation to the City Council, subject to the following condition(s):

1. That the applicant secures ARB approval.

The motion 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>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

Petition #16-07-04: Petition of LTF Club Operations, Inc. d/b/a LifeTime Fitness for a conditional use permit authorizing Liquor Sales at the location numbered 3058 Clarkson Road, within the C-5 Planned Commercial District.

Planner Hood stated the applicant is requesting consideration and approval for the sale of liquor as part of their current operation. However, the applicant must secure approval of a conditional use permit prior to being issued a liquor license.

Commissioner Gundlach moved to waive the Public Hearing, to determine an Environmental Assessment is not required, and to forward a positive recommendation to the City Council, subject to the following condition(s):

1. The applicant installs a privacy fence along the rear property line.

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>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

5. ADJOURNMENT

Chairman Hoffman adjourned the meeting at 8:07 p.m.

Respectfully Submitted,


 Angie Shoemate