



MARCH 11, 2026
TENTATIVE AGENDA

PLANNING AND ZONING COMMISSION

Posted 3:30 pm, Thursday, March 5, 2026

This meeting of the Planning and Zoning Commission will be in-person at the Ellisville Government Center, #1 Weis Avenue, Ellisville, MO 63011. For viewing only, a livestream of the meeting will be available, go to www.ellisville.mo.us for link.

7:00 P.M. PLANNING AND ZONING COMMISSION

I. Call to Order – Mike Becker (regular Meeting)

(Elected May 2025: Chair – Mike Becker and Secretary – John Scatizzi)

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes – February 11, 2026 [Pages 3-9](#)

V. Public Hearings

A. The Planning and Zoning Commission will discuss and consider a City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri. [Pages 11-16](#)

Action on Petition #26-03-01

VI. Adjournment

Respectfully submitted,

Leigh A. Dohack, CMC/MRCC
City Clerk

The City of Ellisville is working to comply with the American With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact City Hall, 636-227-9660 (V/TDD) at least 48 hours in advance.

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MEETING MINUTES

Planning and Zoning Commission Meeting

Meeting Date: February 11, 2026

Acting Chair Sandie McGrath called meeting to order at 6:50 PM.

<u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>	
Mike Becker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*arrived at 6:55PM
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kameron Lawson.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Also present were:

City Planner Ada Hood, City Attorney Brian Malone, Council Members Marilyn Niebling, Mick Cahil and Rob Compton.

6:55 PM

Commissioner McGrath moved to go into closed session and was seconded by Commissioner Foster.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<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"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7:10 PM

The Commission returned to the Dais. Roll call was retaken.

<u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPROVAL OF AGENDA

Commissioner Bengtson moved to approve the Agenda of February 11, 2026, as written, and was seconded by Commissioner Foster.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<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"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVAL OF MEETING MINUTES

Commissioner Foster moved to approve Meeting Minutes of the December 10, 2025 meeting and was seconded by Commissioner Stuart.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<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"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PETITION FOR RECOMMENDATION

- A. Petition 26-02-01: Request of Korn Maple Tree, LLC and SCG Maple Tree, LLC, tenants in common for approval of a minor amendment to an existing Conditional Use Permit (approved via Ordinances #598, #612, #843, #1782, and #2559) allowing the continued operation of a unified shopping center in excess of 50,000 square feet located at 337 Clarkson Road (formerly 15892 Clayton Road), 15886 Clayton Road (Bank of America site) and 15850 Clayton Road (DQ

site) at the southeast corner of Clayton and Clarkson Roads within the C-3 Commercial Zoning District.

Applicant Jared Hancock introduced himself and stated that he is a representative of Scout Capital, the new owners of the Maple Tree Shopping Center. He indicated that Scout Capital had purchased and closed on the property on Monday. He further stated that there are no plans to make changes to the shopping center at this time. Their intent is to strengthen both the shopping center and its tenants.

Commissioner McGrath noted that the application indicated that both a Phase I and Phase II environmental assessment had been prepared for the site. She asked the applicant whether the City had received copies of those reports. Mr. Hancock responded that the City had not yet received them but that he would provide copies to the City.

As there were no further questions or comments from the Commission, the Chairman requested a motion on the petition.

Commissioner Kaaki moved to forward a positive recommendation on Petition 26-02-01 as proposed and was seconded by Commissioner Kelley.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<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"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- B. Petition 26-02-02: Petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State Road within the M-1 Light Industrial Zoning District of the City of Ellisville.

Applicant Gabe Dubois stated that he was petitioning on behalf of the property owner for approval of a subdivision plat to divide the parcel located at 114 Old State Road from one lot into two lots. He explained that the proposed subdivision would involve separating the northern portion of the existing parcel into a new lot. The overall property currently consists of approximately 31 acres, and the proposal would carve out approximately 7 acres from the north side of the site.

Commissioner McGrath asked about the status of the landscape plan and whether the applicant had reviewed the comments provided by the City's third-party landscape architect. Mr. Dubois responded that he is working with City staff to address those comments and to ensure the landscape plan will comply with the City's landscape requirements.

Commissioner Foster asked whether the applicant would be able to fully comply with the landscape requirements. Mr. Dubois responded in the affirmative.

As there were no further questions or comments from the Commission, the Chairman requested a motion on the petition.

Commissioner Stuart moved to forward a positive recommendation on Petition 26-02-02 with conditions and was seconded by Commissioner Kaaki.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<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"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PUBLIC HEARING

- A. Petition 26-02-03: The Planning and Zoning Commission will discuss and consider the petition of Spiegelglass Construction Co., Inc., for approval of an amendment to the “C-5” Planned Commercial District and the site development plan approved by Ordinance 3479 to authorize a fast-casual sushi restaurant Wasabi Express, and to approve a conditional use permit to authorize the sale of liquor at the location known and numbered as 309 Clarkson Road within the City of Ellisville, Missouri

Attorney Malone swore in City Planner Ada Hood and applicants John Kim and Tim Spiegelglass. Attorney Malone then read the exhibits into the record.

Applicant John Kim introduced himself and stated that he has operated Wasabi restaurants for over 20 years. He explained that this proposal represents a new concept called Wasabi Express. Mr. Kim stated he was excited to locate in Ellisville and was willing to answer any questions.

Tim Spiegelglass introduced himself and stated he has worked with Mr. Kim for approximately 15 years and described their working relationship as positive. He indicated the site would function well. He explained that the primary difference between this restaurant and existing Wasabi locations is the addition of a pickup window.

Commissioner McGrath asked when customers would pay. Mr. Spiegelglass responded that customers would pay through the mobile application. Commissioner McGrath then asked whether this concept had been previously implemented. Mr. Kim stated it had not, but the concept was developed in response to COVID and was found to be efficient.

Commissioner Foster asked about the hours and days of operation. Mr. Kim stated the restaurant would operate seven days per week, Sunday through Saturday, from 11:30 a.m. to 9:00 p.m., with peak times occurring during lunch and dinner hours.

Commissioner Mahmoud Kaaki asked about the maximum wait time. Mr. Kim stated the anticipated maximum wait time would be 30 minutes from order receipt to pickup, but that they are aiming to reduce it to approximately 20 minutes.

Commissioner Kaaki expressed concern about traffic on Clarkson Road and whether additional trips could be accommodated. Mr. Kim acknowledged that Clarkson Road is very busy and stated that he personally experienced a nine-minute delay traveling a short segment of the roadway. Commissioner Kaaki then asked regarding the feasibility of configuring the site with a three-lane access drive (one ingress and two

egress lanes) on the property, and eliminating egress onto Field Road. City Planner Hood stated that approval from the Missouri Department of Transportation (MoDOT) would be required and that MoDOT would not approve widening the cut.

Commissioner Scatizzi asked how long vehicles would wait once they arrive for pickup. Mr. Kim responded that pickup should be immediate because customers would be notified when their order is ready.

Mindy Kelley asked how traffic would be managed given the site's proximity to a residential street. Mr. Kim stated that designated parking spaces would be provided for DoorDash drivers, employees, and customers. He added that dine-in service would also be available.

Chairman Becker asked whether the point-of-sale system would track timing and traffic. Mr. Kim responded that orders are monitored as they are received, allowing staff to manage traffic flow.

Commissioner Kaaki asked about access along Field Avenue. Mr. Spiegelglass stated that Metro West Fire Protection District requires access to the site. Commissioner Kaaki asked whether there was adequate room for a fire truck to back up and what the distance was from the handicap parking spaces. Mr. Spiegelglass stated he would measure and provide that information.

Commissioner Kaaki asked that the plans be displayed on the screen. City Planner Hood stated that no laptop setup was available.

Commissioner Kaaki asked whether gates would be installed on the Field Avenue egress or if customers would be allowed to use that access. Mr. Spiegelglass stated customers would be permitted to use Field Avenue access, but pickup window traffic would primarily use Clarkson Road based on site circulation design.

Commissioner Stuart stated that online orders would be directed toward Clarkson Road rather than Field Avenue.

Commissioner Foster asked how bicyclist and pedestrian safety would be addressed. Mr. Kim stated that bike racks and a crosswalk were proposed.

Commissioner Bengtson stated that approximately 60% of the business would be carryout and asked whether the point-of-sale system could regulate orders. Mr. Kim responded yes and noted that wait staff would be adequate and that the pickup window was an enhancement. Commissioner Bengtson then asked how many customers were anticipated for the 80-seat dining area. Mr. Kim stated he hoped for full occupancy.

Commissioner McGrath asked about outdoor seating, number of tables, liquor service, and license type. Mr. Kim stated there would be four outdoor tables (12 seats total) and that the restaurant would seek a full liquor license.

Commissioner Kaaki asked what alternatives were considered to providing Field Avenue egress. Mr. Spiegelglass stated other options were reviewed, but Field Avenue access was required to meet Metro West Fire Protection District requirements.

Commissioner Kaaki asked about noise mitigation and whether large trees would be installed. Mr. Kim stated that privacy fencing, landscaping, and employee parking placement would be used to reduce noise. He added that trees would be installed on the south side due to space limitations on the east side.

Commissioner McGrath asked about the dumpster, pickup frequency, and whether trucks would use Field Avenue. She also asked about noise concerns. Mr. Kim stated a masonry enclosure would be provided and that pickup times could be coordinated with the hauler.

Commissioner Kaaki asked whether fire trucks could park on Field Avenue rather than enter the lot. Mr. Spiegelglass stated that Metro West Fire Protection District requires access close to the building and prefers full circulation around the structure.

Public Hearing

Commissioner Becker opened the public hearing.

Sarah Fox, 1218 Field Avenue, stated that traffic is already problematic and that 60–90 additional trips would worsen conditions. She recommended preventing access to Field Avenue and suggested a concrete block wall be installed instead of a fence to mitigate noise for the eastern residential neighbor.

Craig Laboube, 1137 Field Avenue, stated he was a resident at the end of Field Avenue and asked about cross-access with the northern office building and emphasized existing traffic congestion.

Ed Fosnacht, 1249 Field Avenue, stated he was surprised by the news article suggesting the project was a “done deal.” He stated that traffic on Clarkson Road is already heavy and that Field Avenue egress was unacceptable. He also expressed concern about dumpster proximity to residences and asked whether the building could be shifted to accommodate fire truck access.

Duane Jelinek, 1206 Field Avenue, stated he has lived on Field Avenue for 53 years and described rush-hour traffic as impossible. He stated a high-traffic restaurant would create chaos and that residents would support an office or medical use instead.

Mark Woerner, 1160 Field Avenue, stated the parcel had been rezoned from residential to commercial and that access should come from the State Farm site. He stated crossing Clarkson Road is dangerous and that any business at this site should share access with the adjacent office building. He also noted that no other restaurants along Clarkson Road have direct access.

Laura Harper, 1143 Field, stated traffic waits were already long and would worsen with the restaurant. She opposed allowing a pickup window and stated that future uses would be able to operate drive-through service if approved. She asked why a new traffic study had not been completed.

Bernie Barton, 1224 Field Avenue, stated residents were not opposed to development but believed the site should be limited to office use and should not include retail or a pickup window. He stated Field Avenue egress was non-negotiable and expressed concern about parking.

Jan Boehm, 1173 Field Avenue, stated the lot was too small for the proposed use and that if Metro West Fire Protection District requires full circulation and the site cannot accommodate it, then the use does not belong there. She stated the proposal would increase congestion.

With no further comments, Chairman Becker closed the public hearing.

Commission Discussion and Action

Commissioner Mindy Kelley asked about delivery trucks. Mr. Kim stated deliveries would occur approximately twice per week at about 10:00 a.m., prior to opening, and would use the parking lot while it was empty.

Mr. Kim stated he heard residents’ traffic concerns and explained the proposal anticipates approximately 60 vehicles per day between 11:30 a.m. and 9:00 p.m. He suggested that restricting left-hand turns during peak hours could be considered.

Commissioner Kaaki asked about no-parking signs along Field Avenue. City Planner Hood stated Field Avenue is a public street and on-street parking is currently permitted, but the Commission could recommend restrictions to City Council.

Chairman Becker moved to enter closed session; the motion was seconded and approved unanimously.

Upon return from closed session, Chairman Becker reopened the meeting. John Scatizzi read the title of the petition into the record. Attorney Malone noted that the title had not previously been read into the record and was doing so at that time.

Chairman Becker called for a motion.

Commissioner Foster moved to forward a positive recommendation on Petition 26-02-03 with the following conditions:

1. Applicant shall obtain ARB approval.
2. Egress to Field Avenue shall be discouraged.

3. The dumpster enclosure shall be relocated away from the adjacent residence.
4. No-parking signs shall be installed on Field Avenue.
5. Metro West Fire Protection District shall be allowed to provide input on site access and circulation.

Commissioner Kaaki proposed an amendment requiring installation of a gate on Field Avenue egress so that only Metro West Fire Protection District and the trash hauler could use it.

The amended motion was seconded.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The vote on the amended motion is as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<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"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADJOURN

Chair Becker adjourned the meeting at 8:46 PM.

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Memo

To: Chair Mike Becker and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner

Meeting

Date: March 11, 2026

Re: A City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville

SUMMARY

The City previously adopted amendments to the Zoning Code and Sign Code establishing a maximum Correlated Color Temperature (CCT) of 2,700 Kelvin (K) for outdoor lighting, street lighting, and illuminated signage. The intent of these standards was to ensure that lighting throughout the City provides appropriate illumination for direction, safety, and visibility, while also minimizing glare, reducing impacts on adjacent residential properties, and preserving the character of the nighttime environment.

Since adoption of these requirements, City staff has received substantial feedback from several lighting and sign manufacturers, designers, and installers indicating that lamps limited to a maximum CCT of 2,700 K are not readily available or practical for many modern lighting and signage applications. Industry representatives have explained that most contemporary LED lighting systems—particularly those used for exterior site lighting and illuminated signs—typically operate at higher color temperatures.

Sign contractors have also noted that when illumination passes through a sign face or cabinet, the perceived color difference between 2,700 K and slightly higher color temperatures is minimal and does not materially affect the appearance of the sign or its impact on surrounding properties.

In response to this feedback, City staff is recommending a modest adjustment to the Zoning Code and Sign Code to better align the regulations with currently available lighting technology while maintaining the City's broader goals of minimizing excessive brightness and preserving community character.

March 5, 2026

Under the proposed amendment, the maximum allowable Correlated Color Temperature (CCT) would be revised as follows:

- **Outdoor lighting:** maximum **3,000 K**
- **Street and sidewalk lighting:** maximum **3,000 K**
- **Sign illumination:** maximum **4,100 K**

These revisions provide practical flexibility for property owners and contractors while continuing to maintain reasonable controls on lighting appearance and intensity.

RECOMMENDATION

City staff recommends that the Planning and Zoning Commission conduct a public hearing to receive community input regarding the proposed text amendments to Chapter 400 (Zoning) and Chapter 410 (Signs and Advertising Devices), as required by the municipal code.

Following the public hearing, staff recommends that the Commission forward a positive recommendation to the City Council for approval of the proposed amendments. The revisions will improve the practicality and enforceability of the City's lighting regulations, better align the code with current lighting technology and industry standards, and continue to uphold the City's broader goals of controlling glare, protecting adjacent residential properties, and maintaining an appropriate nighttime environment.

EXHIBIT A

[*new language in red, language to be repealed struck through*]

TITLE IV. LAND USE

CHAPTER 400. ZONING REGULATIONS

ARTICLE VIII. SITE DESIGN

SECTION 400.492. OUTDOOR LIGHTING REQUIREMENTS.

...

D. General Requirements.

1. Outdoor lighting shall be required for safety and personal security in areas of pedestrian assembly and sidewalks, and vehicular parking and drive aisles and in association with all uses where activity occurs outdoors during hours of darkness.
 - a. For all applicable uses and structures, such lighting shall be so arranged and/or fully shielded as to eliminate the intrusion of light or glare onto adjoining residential property and streets.
 - b. For commercial or industrial uses, such lighting shall provide a minimum of one-half (0.5) footcandle of lighting and a maximum average of three (3) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.
 - c. For multifamily residential and institutional uses, such lighting shall provide a minimum of one-fifth (0.2) footcandle of lighting and a maximum average of one and one-half (1.5) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.
 - d. Exception: Outdoor lighting shall not be required for events enhanced by darkness or dark skies.
2. All outdoor light fixtures/lamps/bulbs installed or hereafter replaced shall comply with the following:
 - a. Light fixtures must be fully shielded.
 - b. Light fixtures must be aimed directly downward [e.g., ninety degrees (90°) perpendicular] to the ground.

- (1) Exception: Decorative uplighting is allowed to be aimed at a vertical surface so long as it shielded in such a way that the light does not leak above the height of the surface or the overhang of the soffit.
- c. Lamps may not exceed a CCT of three thousand ~~two thousand seven hundred (2,700)~~ (3,000) K.
- d. Lamps must be completely recessed so that the lamp is not visible.
- e. No light shall be emitted above ninety degrees (90°) from the lamp.
 - (1) Exceptions.
 - (a) Light from decorative uplighting mounted to a wall may be emitted above ninety degrees (90°) from the lamp. However, such lighting may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ three thousand (3,000) K.

...

SECTION 400.493. SIDEWALK AND STREET LIGHTING REQUIREMENTS.

A. Sidewalk Luminaires.

- 1. Every property along Manchester Road and along Clarkson Road shall be required to install sidewalk luminaires, in association with:
 - a. New construction;
 - b. Use and/or reuse of property which has been vacant for one (1) year or more;
 - c. Any addition to existing structure(s);
 - d. Exterior facade renovations; and
 - e. Exterior site changes.

Exception: A change in use and/or reuse of property within less than one (1) year of vacancy will not trigger the requirement to install sidewalk luminaires.

- 2. Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ three thousand (3,000) K.

B. Residential Streetlights. Upon infill or redevelopment of any property for residential use(s), if no streetlights exist within the general proximity [two hundred (200) feet] of the infill lot's boundaries, a new decorative

streetlight(s) will be required. The decorative streetlight(s) shall comply with the City's Residential Street Light Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ three thousand (3,000) K.

TITLE IV. LAND USE

CHAPTER 410. SIGNS AND ADVERTISING DEVICES

ARTICLE III. GENERAL REGULATIONS

SECTION 410.080. REGULATIONS APPLICABLE TO ALL SIGNS.

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- C. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ four thousand, one hundred (4,100) K.

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SECTION 410.100. SIGN CODE ADMINISTRATION.

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- B. *Application.* No permit may be granted until after an application has been filed with and the appropriate fee paid to the City. An application for a sign permit shall be made in writing upon forms provided by the City. The permit request shall be accompanied by plans and specifications as required by the Code Enforcement Officer to determine compliance with this Code and may include the following:
1. The scale to which the plans are drawn;
 2. A site plan illustrating the location of the subject sign within the project site, including dimensions of linear frontage, setback, landscape areas, right-of-way lines and easements;
 3. Fully dimensioned architectural elevations, with total facade area, depicting the placement of the proposed signage and any existing signs;
 4. Detailed drawings of the proposed sign, including total sign area, dimensions, colors, materials, proposed copy, letter style (exact type face) and size;
 5. Method of any illumination and notes indicating:
 - a. Whether the sign is U.L. approved; and
 - b. That an electrical permit will be secured from St. Louis County prior to installation; and

- c. Lamp Specifications: Detailed documentation, including manufacturer data sheets or technical specifications, verifying that all proposed lamps do not exceed a Correlated Color Temperature (CCT) of ~~two thousand seven hundred (2,700)~~ four thousand, one hundred (4,100) Kelvin (K).
 - d. Measurements or calculations demonstrating that the total outdoor light output, measured in footcandles (fc), does not exceed five footcandles (5 fc) at any point on the property.
 - e. The submitted materials must provide sufficient detail to enable the Code Enforcement Officer to verify compliance with the specified lighting standards.
6. Any other information deemed relevant by the Code Enforcement Officer to determine compliance with this Code.

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