



City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: February 10, 2021

I. **CALL TO ORDER:** Chairman Rob Compton called the meeting to order at 7:00 PM

II. **ROLL CALL**

	<u>PRESENT</u>	<u>ABSENT</u>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VACANT.....	<input type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Al Tamulaitis.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Compton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asst City Attorney Parnell.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A quorum was present for the meeting.

Also present were City Planner Ada Hood, Councilmember Linda Reel and Councilmember Vince McGrath.

III. **APPROVAL OF AGENDA**

Commissioner Niebling moved to approve the Agenda, as written, and was seconded by Commissioner Bengtson.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Nancy Bengtson	<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"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Al Tamulaitis.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairman Compton
 John Scatizzi
 John Ellebrecht
 Rajiv Gupta

IV. APPROVAL OF MEETING MINUTES

Commissioner Ellebrecht moved to approve Meeting Minutes December 9, 2020, and was seconded by Commissioner McGrath.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Nancy Bengtson.....	<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"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Al Tamulaitis.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Compton .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Scatizzi	<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"/>
Rajiv Gupta	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. PETITIONS

A. Petition #21-02-01. Petition of Kevin Patton and Darrin Patton d/b/a Doyle Patton Services for issuance of a conditional use permit to allow the operation of an appliance/HVAC service/repair business and minor amendment to the previously approved condominium plat to combine two units into one at the property known and numbered as 206 Old State Road, Units 4 & 5, located within the “C-5” Planned Commercial Zoning District.

Planner Hood summarized the project and went through a PowerPoint presentation. Commissioner Scatizzi asked about outside storage and parking of equipment and/or vehicles outside of the unit. The applicant indicated that there would be no overnight parking as the employees take home their cars. He added that there would be no outside storage at all. Commissioner Compton informed the Commission that the applicant was moving his father’s existing business from the basement of their home here in Ellisville to this site. The applicant confirmed. The applicant stated that he and his father have run the business out of their home since 1971 and that they are growing. Commissioner McGrath asked for more details on the seven employees. The applicant indicated that the plan is to have one employee in the office for now, but eventually

have two employees working in the office. The rest of the employees will work in the customer's homes. Mr. Button, the property owner, stated that the employees all meet in the office in the morning and then go onto their job sites. Satisfied that there were no issues, the Commission was ready to vote.

Commissioner Ellebrecht moved to forward a positive recommendation. It was seconded by Commissioner Bengston.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Nancy Bengtson	<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"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Al Tamulaitis.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Compton .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Scatizzi	<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"/>
Rajiv Gupta	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Petition #21-02-02. Petition of Dr. Charles Zieba for approval of a Conditional Use Permit to allow Off Street Parking for Non-Residential Uses at 420 Old State Road and Off-site Parking, Parking in Excess of the maximum allowed, Landscape Waivers and Application Fee Waiver associated with a new parking lot at 420 Old State Road, within the R-1 Single-Family Residential Zoning District and an addition to the existing building at 428 Old

Planner Hood summarized the project and went over a PowerPoint presentation. Commissioner Ellebrecht asked about the existing home and wanted to know if it would be torn down. Dr. Zieba said that eventually the home will be torn down. His plan is to keep the house available for the construction workers while they are working on the new addition proposed at 428 Old State Road. Once that construction is over, he plans to tear the house down. Commission Bengston asked about the garage and whether it would remain. Dr. Zieba indicated yes. He stated that his goal is to improve the look of the garage as it will be visible from the new addition. He also stated that he will continue to use the garage for storage. Commissioner Bengston asked about continuing the line of shrubs along old State Road. Dr. Zieba indicated that he would direct his landscape architect to do so. Commissioner Scatizzi asked about maintenance of the existing home. He expressed concern regarding the upkeep. He asked Dr. Zieba to go on record committing to tear the home down after construction was complete. Dr. Zieba agreed. Commissioner Ellebrecht stated that Dr. Zieba has always maintained his property in excellent shape, and believes that he would do the same for the new property. Commissioner Compton asked about the driveway to the garage and whether it was gravel. Dr. Zieba indicated that the drive will be asphalt in compliance with the City's code.

Chairman Compton moved to forward a positive recommendation, subject to all staff recommendations and that the gravel path and drive be removed or replaced. It was seconded by Commissioner Ellebrecht.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>	
Nancy Bengtson	<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"/>	
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marilyn Niebling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Al Tamulaitis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commissioner Compton		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Scatizzi	<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"/>	
Rajiv Gupta	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

VI. ADJOURNMENT

Chairman Rob Compton adjourned the meeting at 7:37 PM.