



# City of Ellisville

## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: June 9, 2021

I. **CALL TO ORDER:** Chairman John Ellebrecht called the meeting to order at 7:00 P.M.

II. **ROLL CALL**

	<u>PRESENT</u>	<u>ABSENT</u>
Chairman Ellebrecht.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secretary Tamulaitis.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Scatizzi .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VACANT.....	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Foster .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Also present were City Planner Ada Hood, Assistant City Attorney Cindy Parnell, City Manager Bill Schwer, Council Member Linda Reel and Council Member Rob Compton.

**APPROVAL OF AGENDA**

A motion was made by Commissioner Niebling to approve the Agenda, and was seconded by Commissioner Foster.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Chairman Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Tamulaitis	<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"/>
John Scatizzi .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lee Foster .....  .....  .....  .....   
 Sandie McGrath .....  .....  .....  .....   
 VACANT.....  .....  .....  .....

**III. APPROVAL OF MEETING MINUTES**

Commissioner Foster moved to approve Meeting Minutes May 12, 2021, and was seconded by Commissioner Gupta.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Chairman Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Tamulaitis	<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"/>
John Scatizzi.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Foster .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VACANT.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IV. PUBLIC HEARINGS**

**A. Petition #21-06-01. A. The Planning and Zoning Commission will discuss and consider the petition of Chad Fairbanks, Core States Group on behalf of JPMorgan Chase Bank, N.A. for approval of (1) Rezoning from C-3 Commercial to (2) C-5 Planned District Commercial with (3) Associated Site Development Plan, (4) Boundary Adjustment Plat authorizing a new Financial Institution with a stand-alone ATM Drive-Through Facility located at 100 Clarkson Road and 1319 Froesel Drive.**

Chairman Ellebrecht opened the public hearing and swore in Traffic Consultant Julie Nolfo, City Planner Ada Hood and applicant Chad Fairbanks. Assistant Attorney Parnell read the exhibits into the record. City Planner Hood made a presentation summarizing her memo to the Commission. Traffic Consultant Nolfo summarized the traffic impact study to the Commission in a presentation.

Commissioner Marilyn Niebling asked the applicant to verify that the blacktop on the site would be removed and that grass would be installed. Mr. Fairbanks verified that the blacktop would be replaced with grass. Commissioner Niebling then asked about the circulation on the west side of the bank and asked the applicant to verify whether the front of the building was facing west. Mr. Fairbanks confirmed that the entrance to the bank would be facing the west. Commissioner Niebling questioned why 30 parking spaces were needed. Mr. Fairbanks indicated that the amount of parking spaces

proposed is typical for Chase Bank. Commissioner Niebling then asked City Planner Hood why the city has a parking maximum. City Planner Hood stated that based on a recommendation from the City's Great Streets Master Plan, the City was interested in increasing retail density. One of the tools to accomplish increased density was to reduce the number of required parking space to allow for the creation of out lots along Manchester Road. Commissioner Niebling then asked about screening and buffering along the westmost property line, abutting the residential home on Froesel. Mr. Fairbanks indicated that the landscape plan showed a 6-foot privacy fence along with shrubs.

Commissioner Foster asked about the parking lot and whether there would be a curb separating the parking lot from the grass area. City Planner Hood stated that a curb around all parking areas is required by code.

Mr. Chad Fairbanks indicated that he did not have a formal presentation but did want to discuss some of the recommendations in staff's memo. He indicated that Chase Bank would be willing to add the additional landscaping in front of the parking spaces facing Clarkson Road, he added that Chase Bank will comply with all the traffic recommendations, he added that Chase Bank will include Lot B as part of the rezoning to C-5 Planned District, but added that Chase has concerns over the cross access. Mr. Fairbanks then presented an aerial slide showing the subject property and abutting property to the north. The aerial showed that cross access would be more appropriate on Lot B, rather than Lot A.

Commissioner Scatizzi asked the applicant what the specific concerns were with providing cross access. Mr. Fairbanks indicated the additional traffic could present security risks to the bank. Commissioner Niebling commented that cross access should be provided on Lot B. City Planner Hood added that cross access between Lot A and Lot B should also be provided. Traffic Consultant Nolfo spoke in support of cross access. Commissioner Foster asked about bike racks. Mr. Fairbanks indicated that bike racks were being provided.

Commissioner Niebling made a motion to forward a positive recommendation to the City Council subject to the following conditions:

1. That both Lot A and Lot B be a rezoned to C-5 Planned Commercial Zoning District; and
2. That cross access is provided to the apartments; and
3. That the required shrubs are installed in front of the parking stalls facing Clarkson Road; and
4. That the applicant secures Architectural Review Board approval; and
5. That the City Council grants a waiver for parking in excess of the maximum allowed; and
6. That the applicant complies with all recommendations made by the cities third-party traffic consultant.

It was seconded by Commissioner Foster.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Chairman Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Tamulaitis	<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"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Foster	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VII. PETITIONS FOR RECOMMENDATION**

**A. Petition #21-06-02. A. Request of Chris and Charissa Blazeovich to amend an existing Conditional Use Permit (approved via Ordinance #3463) authorizing the operation of an online sales shipping and distribution business and a 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 6 & 7, located within the “C-5” Planned Commercial Zoning District.**

City Planner Hood made a presentation summarizing her memo to the Commission. Chris and Charissa Blazeovich stated that they proposing to relocate to the back two units and that all operations will remain the same.

Commissioner Foster moved to forward a positive recommendation. It was seconded by Commissioner Niebling.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Chairman Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Tamulaitis	<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"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Foster	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VIII. RESOLUTION**

Resolution honoring Commissioner Rob Compton for his service as a Planning and Zoning Commissioner

Secretary Tamulaitis read the resolution honoring former Chairman Rob Compton. The Commission thanked and praised Council Member Rob Compton for his good work on the Planning and Zoning Commission.

Commissioner Gupta moved to approve the resolution. It was seconded by Commissioner Foster.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Chairman Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Tamulaitis	<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"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Foster	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

City Planner Hood introduced Ms. Samhi Prabhakar as the new intern. Ms. Prabhakar briefly introduced herself and thanked the City for the opportunity.

**IX. ADJOURNMENT**

Chairman Ellebrecht adjourned the meeting at 7:53 PM.