

MEETING MINUTES OUTLINE

**Planning and Zoning Commission Meeting
Meeting Date: August 24, 2022**

Chairman Foster called the meeting to order at 7:00PM

<u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Al Tamulaitis.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Also present were:

City Planner Ada Hood, Traffic Consultant Julie Nolfo, City Attorney Allie Sievers, Council Member Vince McGrath

APPROVAL OF AGENDA

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

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Lee Foster.....	<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"/>
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"/>
Mindy Kelley.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kameron Lawson.....	<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"/>
Mike Becker	<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"/>

APPROVAL OF MEETING MINUTES

Commissioner Niebling moved to approve Meeting Minutes of July 13th and was seconded by Commissioner Lawson.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Lee Foster.....	<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"/>

August 24, 2022

Sandie McGrath

Marilyn Niebling.....

Kameron Lawson.....

Mike Becker

Al Tamulaitis.....

Mindy Kelley.....

John Scatizzi

Secretary Tamulaitis moved to approve Meeting Minutes of August 10th and was seconded by Commissioner Niebling.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Lee Foster.....	<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"/>
Sandie McGrath	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Becker	<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"/>
Mindy Kelley.....	<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"/>

PUBLIC HEARING

- A. Petition #22-08-04: The Planning and Zoning Commission will consider and discuss the petition of CFT NV Developments, LLC, for: (1) for a change in zoning of the property at the location known and numbered as 16301 Truman Road, from “C-4” Ellisville Business Park Zoning District, to “C-5” Planned Commercial District; (2) for approval of the associated Site Development Concept Plan; and (3) for approval of a conditional use permit for a restaurant with a drive-through at the location known and numbered as 16301 Truman Road within the City of Ellisville.

Chairman Foster opened the public hearing. Attorney Sievers entered exhibits into the record. City Planner Hood, Traffic Consultant Julie Nolfo, Applicant’s Engineer Brandon Harp and CFT NV Representative Eric Abeln were sworn in by Chairman Foster.

Applicant’s Engineer Brandon Harp presented the project via PowerPoint. Chairman Foster opened the floor for public comments. Secretary Tamulaitis indicated there were no public speaker cards.

Chairman Foster asked about vehicular flow, restrictions for entrances, signage/markings for circulation, location of trash containers, hours of operation and monument sun exposure.

Commissioner Scatizzi asked about the east most access drive and the proposed width. He also asked about bike racks.

Commissioner Niebling requested clarification for delivery truck and customer flow on the lot.

Commissioner Bengtson commented that the applicant’s website mentions donations.

Commissioner McGrath asked for the Phase 1 Environmental Assessment. She also asked about the landscape plan deficiencies, the monument sign and the trash enclosure doors. Commissioner McGrath asked for a comparison of the new building size versus the old building size.

Secretary Tamulaitis moved to forward a positive recommendation, subject to the following conditions:

1. That the applicant submits the Phase 1 Environmental Assessment for staff review and approval; and
2. That the applicant coordinates with staff to reduce the east most curb cut width or make other suitable adjustments to the curb cut as deemed necessary.

It was seconded by Commissioner Becker.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Lee Foster.....	<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"/>
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"/>
Kameron Lawson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Becker	<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"/>
Mindy Kelley.....	<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"/>

PETITIONS FOR APPROVAL

- B. Petition #22-08-05: The request of Alexander Vishnevetsky, for approval of a conditional use permit to allow the operation of Massage Heaven, LLC, a Massage Therapy Use, located at 109 Clarkson Executive Park, within the “C-3” Commercial Zoning District.

The applicant summarized his request for a massage therapy use at the subject site. Commissioner Bengtson questioned the amount of window sign coverings. Commissioner McGrath questioned the specific tenant space and whether the amount of window coverings complied with code. She also asked about competition and if the applicant would offer any retail sales.

Chairman Foster stated that the City requires a copy of the State license.

Commissioner Bengtson requested clarification on the actual location of the tenant space.

Chairman Foster moved to forward a positive recommendation, subject to the applicant submitting a copy of the massage therapy State license prior to occupancy permit. It was seconded by Commissioner Lawson.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Lee Foster.....	<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"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Becker	<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"/>
Mindy Kelley.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

John Scatizzi

ADJOURNMENT

Chairman Foster adjourned the meeting at 8:04 p.m.