

**MEETING MINUTES**

**Planning and Zoning Commission Meeting  
Meeting Date: September 8, 2021**

Acting Chairperson Sandie McGrath called the meeting to order at 7:02 PM

<b><u>ROLL CALL</u></b>	<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
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"/>
Lee Foster.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rajiv Gupta.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Al Tamulaitis.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Also present were Ada Hood, City Planner, Cindy Parnell, Assistant City Attorney, Council Members Linda Reel, Rob Compton and Vince McGrath.

**APPROVAL OF AGENDA**

Commissioner Nancy Bengtson moved to approve the Agenda, as written, and was seconded by Commissioner Greg Sanborn.

<b><u>Vote Call</u></b>	<b><u>Aye</u></b>	<b><u>Abstain</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>
Nancy Bengtson .....	<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"/>
Lee Foster.....	<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"/>
Mindy Kelley .....	<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"/>
Sandie McGrath .....	<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"/>
Greg Sanborn .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**APPROVAL OF MEETING MINUTES**

Commissioner Marilyn Niebling moved to approve Meeting Minutes August 11, 2021 and was seconded by Acting Chairperson Sandie McGrath.

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

Mindy Kelley.....  .....  .....  .....   
 Rajiv Gupta.....  .....  .....  .....   
 Sandie McGrath .....  .....  .....  .....   
 Al Tamulaitis.....  .....  .....  .....   
 Greg Sanborn .....  .....  .....  .....

**ELECTION OF CHAIRMAN**

The Commission discussed the Chair position and in light of two members being absent, the Commission thought it best to discuss the election at the next meeting when all members were present.

Commissioner Marilyn Niebling moved to continue the election to next month. It was seconded by Commissioner Greg Sanborn.

<b><u>Vote Call</u></b>	<b><u>Aye</u></b>	<b><u>Abstain</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>
Nancy Bengtson .....	<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"/>
Lee Foster.....	<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"/>
Mindy Kelley.....	<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"/>
Sandie McGrath .....	<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"/>
Greg Sanborn .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**PETITIONS FOR RECOMMENDATION**

- A. Petition #21-09-01: Petition of GastroPit Ellisville, LLC for issuance of a conditional use permit to allow the operation of a microbrewery and the sale of liquor in conjunction with the operation of a restaurant at the property known and numbered as 15622 Manchester Road, located within the “C-3” Commercial Zoning District of the City of Ellisville, Missouri.

The applicant, Joe Smugala, indicated that they were not requesting approval of a microbrewery, only a full liquor license. Commissioner Bengtson requested clarification on whether GastroPit will be a grocery store and/or a restaurant. The applicant responded that there will not be a grocery store, only a full-service restaurant with carry-out and no grocery sales.

Commissioner Greg Sanborn asked if this restaurant will have same operation as their restaurant on The Hill. The applicant indicated it would be very similar. Commissioner Greg Sanborn thanked the applicant for choosing to come to Ellisville. The applicant indicated that they were excited about this location and added that his partners, the Tieber’s lived locally.

City Planner Ada Hood requested the petitioner provide a quick review of business operation. The applicant responded that they will be a full-service restaurant offering BBQ meats and hand-crafted sides, with a full bar. He added that they plan to have several TVs airing local MLS soccer. He clarified that they will be smoking the BBQ on-site, the smoker will be located in the same location as PM BBQ. He also added that they will have the same number of seats indoors, but hope to add a few more seats in addition to the outdoor patio seating. He clarified that servers will take orders at the tables and bring food out to customers, both inside and in the outdoor patio.

Acting Chairperson Sandie McGrath asked about approval of the outdoor seating. City Planner Hood responded that the outdoor seating and patio is approved administratively by staff. Acting Chairperson Sandie McGrath then asked about the number of seats in the outdoor patio. The applicant responded that, if approved, the outdoor patio would have eight 4-top (4 seats) tables. Acting Chairperson Sandie McGrath then requested clarification on the hours of operation. The applicant responded that midnight would be the latest they would be open and that the kitchen would stay open as long as they were open and serving alcohol.

Commissioner Marilyn Niebling requested information regarding fencing around patio area. The applicant responded that they would install a fence measuring 42"-48" around the entire patio.

Commissioner Nancy Bengtson asked if his employees were trained through (TIPS) alcohol sales training. The applicant responded that they will comply with the standards set by the State.

Commissioner John Scatizzi moved to forward a positive recommendation. It was seconded by Commissioner Nancy Bengtson.

<b><u>Vote Call</u></b>	<b><u>Aye</u></b>	<b><u>Abstain</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>
Nancy Bengtson .....	<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"/>
Lee Foster.....	<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"/>
Mindy Kelley.....	<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"/>
Sandie McGrath .....	<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"/>
Greg Sanborn .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- B. Petition #21-09-02: Petition of The Fountains of West County, LLC for amendment to an existing conditional use permit to allow an extension of the lot consolidation condition of approval for the property known and numbered as 15822 Clayton Road, located within the "C-2" General Office Zoning District of the City of Ellisville, Missouri

The applicant summarized the request. City Planner Hood clarified that the request was to amend the language in the enabling ordinance, which required that the two lots be consolidated within 5 years. She added that the City cannot authorize or approve any subdivision that creates a lot without public street frontage, and that is why the condition was added and must remain in place. She further added that the applicant's lenders were concerned about the 5-year deadline to consolidate the lots, since they were financing a loan with a much longer time frame (30 years potentially). City Planner Ada Hood stated that the amended language would allow for 5-year extensions in perpetuity.

Commissioner Marilyn Niebling inquired if the change will adversely affect the city. City Planner Hood responded that it would not.

Commissioner John Scatizzi moved to forward a positive recommendation. It was seconded by Commissioner Al Tamulaitis.

<b><u>Vote Call</u></b>	<b><u>Aye</u></b>	<b><u>Abstain</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>
Nancy Bengtson .....	<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"/>
Lee Foster.....	<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"/>
Mindy Kelley.....	<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"/>
Sandie McGrath .....	<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"/>
Greg Sanborn .....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>

**RESOLUTION**

Commissioner Al Tamulaitis read the resolution honoring former Chairman John Ellebrecht for his service as a Planning and Zoning Commissioner. The Commission voted as follows:

<b><u>Vote Call</u></b>	<b><u>Aye</u></b>	<b><u>Abstain</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>	
Nancy Bengtson .....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>
Marilyn Niebling.....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>
Lee Foster.....	<input type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input checked="" type="checkbox"/>
John Scatizzi .....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>
Rajiv Gupta.....	<input type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input checked="" type="checkbox"/>
Sandie McGrath .....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>
Al Tamulaitis.....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>
Greg Sanborn .....	<input checked="" type="checkbox"/>	.....	<input type="checkbox"/>	.....	<input type="checkbox"/>

**ADJOURNMENT**

Acting Chairperson Sandie McGrath adjourned the meeting at 7:34 p.m.