

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**November 16, 2022**

**PRESENT:** **ABSENT:**

Jim Adkins, Chair Tom Feiner, Vice Chair

David Eagleton, Secretary/Treasurer Darrel Scott

Ron Evens

Allen Klippel

Mary Lee Salzer-Lutz

Sandy Washington

James Diel

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, Nov.16, at 7:00 p.m. in the City Hall Council Chambers. City Attorney John Hessel, Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, Planner I Christie Voelker, and Permit Clerk Danielle Johnson also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. and informed the audience of the Speaker Cards and procedures for making comments regarding items on the agenda requiring Site Plan Review. Chair Adkins announced that Vice Chair Feiner and Commissioner Scott were absent and their absences were excused.
2. Motion was made by Commissioner Evens and seconded by Commissioner Eagleton to approve the minutes for the October 19 meeting as written. The seven members present approved the minutes unanimously. Motion was made by Commissioner Evens to amend the agenda by moving PZ-07-23 to the first item to be considered. Motion was seconded by Commissioner Klippel and unanimously approved by the seven members present.
3. **PZ-07-23 SPECIAL USE PERMIT (SUP) FOR ANIMAL FACILITY, MAJOR WITH OUTDOOR USE – NVA CLARK ANIMAL HOSPITAL, 10320 MANCHESTER ROAD (GREENTREE CENTER)**

Submitted: 10-28-22 Automatic Recommendation Date: 2-27-23

Petitioner’s Agent Patrick Wittenbrink, Carmody MacDonald, PC

Planner I Christie Voelker presented the plans for PZ-07-23 NVA Clark Animal Hospital at 10320 Manchester Road (Greentree Center). Ms. Voelker reported that the location is in the Greentree Center at the southwest corner of Manchester and Woodlawn. The property is zoned B-3, in which an animal facility, major requires a special use permit. Additionally, outdoor uses require a special use permit. Clark Animal Hospital will be moving from its current location in Kirkwood into half of the former Gold’s Gym space that is 10,229 square feet. A portion of the back dock area currently under roof and enclosed with fencing is proposed for pet relief with a proposed drain to the existing sanitary sewer. The applicant has been in touch with MSD and confirmed that since the area is permanently covered, it would need to drain to a sanitary sewer. The area has an existing roof and chain link fence with vinyl slats and the floor will have a Perfect Turf antimicrobial pod system installed. The applicant is proposing a sound mitigating material called Acoustifence to be attached to the fence for further sound dampening.

Ms. Voelker explained that Clark Animal Hospital currently has 30 employees, which includes 6 veterinarians. The proposed floor plan is being designed under the assumption that the facility could eventually employ 10 veterinarians, at which point the maximum number of employees in any single shift would be 30. The proposed hours of operation are 7 am – 7 pm, every day of the week. There will be no overnight boarding with the exception of postoperative recovery.

Petitioner’s Agent Patrick Wittenbrink with Carmody MacDonald introduced himself and explained the need for the new location due to lack of space at the existing building. Mike Biffignani, with Sondare Acoustics, explained the assumptions of the sound assessment for no more than 2 dogs outside for a short duration and his conclusion that the proposed sound mitigating material would prevent excessive noise. Mr. Wittenbrink stated that usually only 1 dog would be out at a time and would be supervised, but there could be occasions when two dogs would be present while supervised. He added that the outdoor area would only be used in rare instances where a dog needed relief before or after surgery.

Chair Adkins appointed himself and Commissioner Washington to the Subcommittee. The subcommittee scheduled a meeting at the site for Monday, November 21, 2022 at 8 A.M.

1. **PZ-05-23 MAJOR SITE PLAN PARTIAL AMENDMENT FOR SPECIAL USE PERMIT (SUP) – GREENBRIAR HILLS COUNTRY CLUB, 12665 BIG BEND BLVD**

Submitted: 8-19-22 Automatic Recommendation Date: 12-19-22

Petitioner’s Agent Aidan Delgado, McConnell & Associates

(Subcommittee – Commissioners Evens, Feiner and Salzer-Lutz)

*Opportunity for Public Comment*

Planner II Amy Lowry presented the plans and recent changes for the Greenbriar Hills Country Club proposed pickleball courts as well as the proposed pool deck expansion at 12665 Big Bend Blvd. Ms. Lowry reported the pool deck is still being expanded but the wading pool relocation has been dropped from the plans. The 4 pickleball courts are still being proposed in the area west of the tennis pro shop and courts. The courts will be raised to the level of the tennis pro shop with a modular block retaining wall stretching on the north to the tennis courts and around the pickleball courts on the west and south, with the wall also encompassing a new patio to the north of the tennis pro shop. The pickleball courts will be surrounded by a 10-foot tall fence with the acoustic treatment of Acoustifence on the north and south sides. The golf cart path north of the pickleball courts and tennis pro shop will be re-routed slightly and re-built. A new golf cart path to the south with cart parking will be constructed. The applicant proposes a new 14 foot X 100 foot bio retention swale BMP directly north of the pickleball courts and tennis pro shop, and a new overland berm and swale system north of the BMP to direct storm water runoff to an existing storm inlet. MSD will review and approve the proposed storm water plans. Ms. Lowry also added that the new landscape plan for the pool area should provide adequate replacement of trees that will be or have been removed. The pickleball court project does not require new landscaping, however, staff believes the additional proposed trees are appropriate and encourages the retention of these trees. Once the City Forester has approved the landscape plan for this project, it shall be the responsibility of the property owner to provide continued maintenance of all trees included on the plan in the pickleball court and pool deck areas. A revised photometric plan clarifying that the maximum mounting height of the lighting fixtures and meeting the minimum lighting requirements of the international swimming pool and spa code will be needed.

The Subcommittee discussion was as follows:

* The landscape plan has been revised to include additional trees around the pickle ball courts and the pool deck expansion; however, the trees are mainly for replacement and aesthetic purposes, and not intended for sound mitigation.
* Efforts to mitigate the sound of pickleball play are reasonable with the following conditions:

a. Hours are restricted from 8:00 a.m. to sunset.

b. No lights shall be installed on the pickle ball courts.

c. No music or speakers shall be allowed.

* The AcoustiControl Report indicates compliance with the County noise ordinance.
* The subcommittee concluded that that the requirements of Site Plan Review criteria in Section 25-19(h) have been met subject to the conditions summarized by Commissioner Evens.

Chair Adkins requested if there were any members of the public who had comments concerning the site plan and the following responded:

Julie Missey, 2131 Briargate Ln., stated that her residence property line is only 58 feet from the proposed location of the pickleball courts. Her biggest concern is that the non-stop and impulsive noise will cause not only her entire family, but also specifically her son who has Down syndrome and Autism, to suffer severe anxiety. Ms. Missy remarked that she is not anti-pickleball, but believes the courts should be moved to a different location.

Stephen Missey, 2131 Briargate Ln., expressed similar concerns as his wife regarding the impacts of noise on the health of their family and stated his belief that the proposed pickleball courts will lower the property value.

Terry O’Connell, 134 Sweetbriar Ln., is concerned that the minimal 10-foot sound mitigation will not work given that the homes are built 15 feet above the fence and only 60 feet away. He requests that the proposal be denied or at least delayed until further studies on sound mitigation are completed.

Bill Downey, 334 Greenbriar Estates Dr., supports anything that could potentially help make Greenbriar a “healthier” club. He requested that the Commission should consider the application fairly and approve it in accordance with its compliance with all applicable codes.

Kevin McLaughlin, 240 E. Jefferson Ave., stated his belief that as long as the club is conforming and meeting the rule of law, regardless of personal emotions, that the courts should be approved.

Patti Smith, 134 Sweetbriar Ln., requests that the courts be moved at least 250 feet away from the residential properties and the hours of play should be restricted to Tuesday thru Friday 9 am to 5 pm, Saturday thru Sunday 10 am to 4 pm, and closed on Mondays. She requests that the drainage issues should be addressed before any building should be approved.

Jim Gender, 128 Sweetbriar Ln., stated that he has heard multiple people say that they are glad the courts are not proposed in their backyard and reported that “Pickleball Magazine” states that any courts should be at least 200 to 400 feet away from any residence.

Laura McLaughlin, 240 E. Jefferson Ave., said the project should be approved because the country club has met and exceeded all of the requirements, the courts will promote more healthy options for the members, and the country club would be the only one in the vicinity without pickleball courts if not permitted.

Garrett O’Connell, 408 W. Argonne Dr., stated that he does not think that the courts will be used as frequently as everyone opposed fears. He supports the approval.

Steve Pozaric, 1125 Vinetta Dr., remarked that the project would be an asset to the community, will ensure the long-term viability of the country club, and should be approved.

Greg Shoemaker, 1705 Winesap Ln., identified himself as the Vice President of the Greenbriar Hills Country Club board and stated that as the project has met the code requirements, including the sound study, it should be approved.

Cathy Converse, 2125 Briargate Ln., stated that the neighbors have supplied evidence from R. Lance Willis that the proposed location for the courts is inappropriate and believes that the proposed plans will be in violation the noise ordinances. She said that plans to rebuild her deck have been postponed as she does not wish to invest any further in her property. She added that if the courts are built, the neighbors would take action to ensure the noise ordinance is met.

Commissioner Evens read the underlined portions of the Subcommittee Report:

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**SUBCOMMITTEE REPORT**

**November 16, 2022**

***PETITION NUMBER*:** PZ-05-23

***ACTION REQUESTED*:** MAJOR SITE PLAN PARTIAL AMENDMENT FOR SPECIAL USE PERMIT

***PROPERTY OWNER*:** GREENBRIAR HILLS COUNTRY CLUB

***APPLICANT*:** AIDAN DELGADO, MCCONNELL & ASSOCIATES

***PROPERTY LOCATION*:** 12665 BIG BEND BLVD

***ZONING*:** R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBJECT TO A SPECIAL USE PERMIT

***DOCUMENTS SUBMITTED:*** SITE PLAN PACKET (13 SHEETS) PREPARED BY WEIS DESIGN GROUP STAMPED “RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

TREE PROTECTION PLAN AND LANDSCAPE PLAN STAMPED “RECEIVED NOVEMBER 4, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

PHOTOMETRIC SITE PLAN (2 SHEETS) PREPARED BY G&W ENGINEERING STAMPED “RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

ACOUSTICONTROL REPORT H1709 REVISED (DATED OCTOBER 12, 2022) AND ACOUSTICONTROL SITE VISIT COMMENT REPORT (DATED SEPTEMBER 19, 2022), BOTH STAMPED “RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

**DESCRIPTION OF PROJECT:**

The applicant is requesting approval for a major site plan partial amendment to construct four pickleball courts and to expand the swimming pool deck at the Greenbriar Hills Country Club as amenities for the existing membership. The property is zoned R-3, Single-family Residential and currently holds a Special Use Permit for a country club/golf course. Additional detail of the proposed site plan is provided later in this report.

**COMPREHENSIVE PLAN, LAND USE AND ZONING:**

The site is designated as General Residential on the EnVision Kirkwood 2035 Future Land Use Map. Single-family residential (3-6 dwelling units per acre) and Parks and Public Spaces are listed as appropriate development types. The Country Club was part of the Osage Hills Subdivision Plat from its creation and recording in 1926. There is no request to change the existing zoning or land use for the subject property.

Surrounding land uses and zoning include the following:

To the north: Across the BNSF railroad tracks, the Greenbriar Hills golf course continues in the City of Des Peres.

To the south, east, & west: The property surrounding the Country Club is occupied by single-family homes, zoned R-3.

**DEPARTMENTAL/AGENCY COMMENTS:**

Electric: Not in service area.

Water: No comments

Engineering: No comments.

Building/Fire: The construction documents should be updated with information regarding emergency ballast or power that will automatically turn on to permit evacuation of the pool in the event of power failure to provide the required minimum 0.1 footcandle of illumination at any point on the water surface or walking surface of the deck, and not less than an average of 1 footcandle.

Forestry: The landscape plan must be signed and sealed and should provide adequate replacement of trees removed from the February 7, 1995 approved landscape plan. The caliper of trees to be planted should be delineated on the landscape plan.

**SITE ELEMENTS ANALYSIS:**

Four concrete pickleball courts are proposed to be constructed to the west of the current tennis pro shop and tennis courts and to the east of the pool area. The courts will be raised to the level of the tennis pro shop with a modular block retaining wall stretching on the north to the tennis courts and around the pickleball courts on the west and south, with the wall also encompassing a new patio to the north of the tennis pro shop. The pickleball courts will be surrounded by a 10’ tall fence with the acoustic treatment of “Acoustifence” on the north and south sides. The golf cart path north of the pickleball courts and tennis pro shop will be re-routed slightly and re-built; a new golf cart path to the south with cart parking will be constructed. The pool deck will be expanded to the north, east, and west with new modular block retaining wall, decorative pool barrier fencing, and new lighting. The applicant proposes a new 14’ by 100’ bio retention swale BMP directly north of the pickleball courts and tennis pro shop, and a new overland berm and swale system north of the BMP to direct storm water runoff to an existing storm inlet. MSD will review and approve the proposed storm water plans.

***Landscaping***

The landscaping in the pool area is governed by the landscape plan dated February 7, 1995 that was approved by City Council in Ordinance 8509 in conjunction with site plan review approval of building additions to the clubhouse. The new landscape plan for the pool area should provide adequate replacement of trees that will be or have been removed. The pickleball court project does not require new landscaping, however, staff believes the additional proposed trees are appropriate and encourages the retention of these trees. Once the landscape plan for this project has been approved by the City Forester, it shall be the responsibility of the property owner to provide continued maintenance of all trees included on the plan in the pickleball court and pool deck areas. A condition regarding these items has been added to the recommendation section of this report.

***Lighting***

The site photometric plans appear to meet the City’s lighting regulations; however, the light poles cannot exceed 24’ when measured from the finished grade to the top of the fixture. The height of the pedestal is proposed at 2’ so the poles cannot be taller than 22’. A revised plan clarifying that the maximum mounting height of the fixtures, including the concrete pedestal, shall not exceed 24’ from the adjacent finished grade shall be required. Additionally, the lighting plan must be slightly revised to meet the minimum lighting requirements of the international swimming pool and spa code. A condition regarding these items has been added to the recommendation section of this report.

***Sound***

In response to questions from the Planning and Zoning Commission at the Commission meeting on September 7, 2022 with regard to the sound effect of the pickleball play on the adjacent residential properties, the applicant provided an initial acoustical report by AcoustiControl dated September 19, 2022. The report created a model using the location of the proposed pickleball courts to simulate (1) a single pickleball hit in the middle of the proposed courts; (2) two pickleball hits at the same time in the middle of the proposed courts; (3) two pickleball hits at the same time in the middle of the proposed courts with a 10-foot tall acoustic sound barrier on both ends of the courts; and (4) a single pickleball hit in the middle of the proposed courts with densely packed evergreen shrubbery planting. In each model, the St. Louis County daytime noise limit of 55 dBA was not exceeded at the residential property lines according to the report, and in models (3) and (4), the sound pressure level was 45 dBA or less. Owners of adjacent residential properties provided a letter dated September 28, 2022 from R. Lance Willis of Spendiarian & Willis Acoustics & Noise Control countering the AcoustiControl report, especially with regard to the sound produced by the impact of the hard plastic ball on the paddles. Mr. Willis contends that contact produces an impulsive sound that can cause significant noise effect on nearby residents. Mr. Willis wrote that due to the close proximity to homes, the elevation difference between the homes and the courts, and his experience at similar pickleball sites, a sound wall noise abatement system would not provide sufficient noise mitigation.

In response to the first subcommittee meeting (see discussion below), the applicant provided AcoustiControl Report H1709 Revised dated October 12, 2022, and AcoustiControl Site Visit Comment Report dated September 19, 2022. Within the revised report, Acoustic Model 5 (with pickleball hits simultaneously on two different courts and with 10-foot high fencing with Acoustifence acoustical sound barriers along the north and south ends of the pickleball courts) indicates the sound pressure level at the nearest residential property lines to be 45 dBA or less. The Site Visit Comment Report clarified data and assumptions of the AcoustiControl reports. It was also clarified that the models accounted for relative changes in topography between the proposed courts and the adjacent residential properties.

**DISCUSSION:**

A Zoning Matters sign was placed on the property on September 2, 2022. The request was introduced at the Planning & Zoning Commission meeting on September 7, 2022. A subcommittee meeting was held on site on September 30, 2022. A list of attendees of the subcommittee meeting may be viewed in Exhibit B. At the subcommittee meeting, the following items were discussed:

1. As an accessory structure, the new wading pool must be located behind the front line of the clubhouse building. The proposed new wading pool location will not meet this regulation; therefore, the applicant has decided only to expand the pool deck with the wading pool to remain in its current location.
2. The pickleball courts will match the grade of the tennis pro shop with a new retaining wall. The golf cart path will be re-routed.
3. Although the existing tennis courts have been converted at times for pickleball play, the Country Club does not want to permanently replace any of the tennis courts.
4. Jim Holtrop of AcoustiControl stated that the permissible noise for daytime hours under the St. Louis County noise ordinance is 55 dBA or less for residential properties, but if the noise is considered “impulsive”, then the permissible noise must be 50 dBA or less. In his opinion, the sound from pickleball play falls short of the impulsive noise definition.
5. Mr. Holtrop said that noise may be controlled with a vertical barrier such as a windscreen of the fence or a concrete block wall. The Country Club is considering a 10’ tall barrier with Acoustifence attached, but will need to evaluate the cost of sound dampening measures such as vertical barriers and different paddle and ball materials.
6. The subcommittee requested that the AcoustiControl report be updated with the Country Club’s chosen mitigation controls.
7. The subcommittee asked for clarification from the City Attorney as to whether the St. Louis County noise ordinance applies in the City or takes precedence over the City’s nuisance ordinance.
8. The proposed hours of the pickleball courts would be the same as the tennis courts: 8:00 a.m. to sunset with no lights in either area.
9. The Country Club is open to listening to the neighbors as evidenced by meeting with them before applying to the Planning and Zoning Commission and will take into consideration requests for closing earlier on weekends when neighbors may be entertaining.

After the subcommittee meeting, the City Attorney clarified that the County noise ordinance does apply in Kirkwood and the City ordinances regarding peace disturbance and disturbing noises (Code of Ordinances Chapter 17, Article V, Sections 17-66 through 17-70) apply as well, however, compliance with the permissible noise level standards set forth in the County ordinance has been previously determined by courts as an absolute defense to any claim of peace disturbance or a similar noise complaint.

A second subcommittee meeting was held at Kirkwood City Hall on November 10, 2022. A list of attendees of the second subcommittee meeting may be viewed in Exhibit B. In advance of the subcommittee meeting, the applicant provided revised plans dated November 3 and 4, 2022. At the second subcommittee meeting, the following items were discussed:

1. The applicant confirmed that the pickleball courts will be surrounded by a 10’ high fence with Acoustifence material proposed for the north and south fences.
2. Mr. Holtrop of AcoustiControl confirmed that all of the SoundPlan Models in the AcoustiControl Report Amended considered the topography of both the site and adjacent residential sites. The Country Club confirmed that Acoustic Model 5 includes the treatment chosen for the pickleball courts.
3. The landscape plan has been revised to include additional trees around the pickleball courts and the pool deck expansion; however, the trees are mainly for replacement and aesthetic purposes, and not intended for sound mitigation.
4. The wading pool will remain in its current location.
5. Commissioner Evens commented that he believes efforts to mitigate the sound of pickleball play are reasonable with the following conditions:
	1. Hours are restricted from 8:00 a.m. to sunset.
	2. No lights shall be installed on the pickleball courts.
	3. No music or speakers shall be allowed.
6. Commissioner Feiner commented that the AcoustiControl Report indicates compliance with the County noise ordinance.
7. Commissioner Salzer-Lutz commented that she hopes the Country Club will voluntarily restrict play on the courts on Friday and Saturday evenings and Sunday afternoons.
8. The subcommittee concluded that that the requirements of Site Plan Review criteria in Section 25-19(h) have been met subject to the conditions summarized by Commissioner Evens

***RECOMMENDATION:***

The Subcommittee recommends that this application be **approved** with the following conditions:

1. The project shall be constructed and maintained in accordance with the plans referenced in the Drawings Submitted portion of this report, except as noted herein.
2. A building permit shall be obtained and substantial construction commenced within 12 months of approval of this Major Site Plan Amendment by the City Council. Failure to comply with this timing may result in the expiration of the site plan approval.
3. The north and south barrier fences of the pickleball courts shall be 10 feet tall and include the Acoustifence acoustical barrier. Thereafter, such acoustical barrier be maintained at all times in good order, condition and state of repair.
4. The hours of operation for the pickleball courts shall be restricted to 8:00 a.m. to sunset, Sunday through Saturday.
5. No lights shall be installed on the pickleball courts.
6. A revised lighting plan shall be submitted prior to issuance of permits that addresses the following items: 1) the proposed new lighting poles in the pool area shall not exceed 24’ when measured from the finished grade to the top of the fixture, and 2) the lighting levels of the pool area shall comply with the international swimming pool and spa code.
7. Outside entertainment, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital, or any other individual, group or mechanical device; or other amplified sound shall not be permitted for the pickleball courts.
8. The Landscape Plan shall be signed and sealed by a landscape professional and updated to provide adequate replacement of trees removed from the February 7, 1995 approved landscape plan. The caliper of trees to be planted should be delineated on the plan. The City Forester shall approve the revised Landscape plan prior to City Council approval.
9. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Ron Evens, Tom Feiner & Mary Lee Salzer-Lutz

Motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Klippel to approve PZ-05-23, Major Site Plan Partial Amendment at 12665 Big Bend Blvd., subject to the conditions of approval put forth in the Subcommittee Report.

Commissioner Evens stated that the applicant has shown willingness to comply with the St. Louis County sound ordinance and that pickleball courts are needed for a viable country club. Commissioner Diel agreed that the plans are in compliance with the codes. He stated that if the neighbors have any additional compelling evidence, it may be brought to the City Council at the public hearing.

Commissioner Eagleton stated that if the noise from pickleball play is considered impulsive, the dBA allowed would be 50 instead of 55.

Commissioner Eagleton made a motion to amend condition # 4 of the Subcommittee Report to read that the hours of operation for the pickleball courts shall be restricted to 9 am to 6 pm, Sunday through Saturday. Commissioner Salzer-Lutz seconded the motion stating that her belief that the country club should have off-hours for the pickleball play. After brief discussion among the Commissioners, the motion failed by a vote of 1 to 6 with only Commissioner Eagleton voting in favor.

Commissioner Washington stated that the project does comply with the City’s regulations. Chair Adkins remarked that the country club could pave the existing tennis courts and convert them to pickleball without City approval. He stated that residents do have a remedy if the noise ordinance is violated and the country club is taking a risk that the residents may prove that the noise level does not meet the regulations.

There being no further discussion, Chair Adkins called for a vote. The motion passed by a vote of 6 to 1, with Commissioner Eagleton opposed.

1. **DEVELOPMENT PROJECT UPDATE**

Mr. Raiche informed the Commission that City Council approved the Kirkwood Bluffs Apartments Clubhouse project, the Kirkwood Apartments mixed use development plan at 300 N. Kirkwood Road, and the Country Club text amendment. He also reported that City Staff is reviewing the Woodland Hills Improvement Plans for 600 N. Ballas Road.

There being no further business, motion was made by Commissioner Diel and seconded by Commissioner Klippel to adjourn at 8:18 p.m. The next meeting will be held on December 7th at 7 pm.

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 Jim Adkins, Chair

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 David Eagleton, Secretary/Treasurer

Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City’s website at [www.kirkwoodmo.org](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.