

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 4, 2023**

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| **PRESENT:** |  | **ABSENT:** |
| Jim Adkins, Chair |  |  |
| Tom Feiner, Vice Chair |  |  |
| David Eagleton, Secretary/Treasurer |  |  |
| Ron Evens |  |  |
| Allen Klippel |  |  |
| Sandy Washington |  |  |
| Mary Lee Salzer-Lutz |  |  |
| Darrell Scott |  |  |
| Karen Coulson |  |  |

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, October 4 at 7:00 p.m. in the City Hall Council Chambers. Assistant City Attorney Sarah White, Planning and Development Services Director Jonathan Raiche, and Planner II Amy Lowry also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. and welcomed Karen Coulson to the Commission. He then informed the audience of the Speaker Cards and procedures for making comments regarding items on the agenda requiring Special Use Permit (SUP) review.
2. Motion was made by Commissioner Klippel and seconded by Commissioner Eagleton to approve the minutes for the August 23 meeting as written. The minutes were approved by a vote of 7-0, with Commissioners Scott and Feiner abstaining.
3. **PZ-04-24 SPECIAL USE PERMIT FOR INDOOR AMUSEMENT FACILITY – LITTLE’S LOFT PLAY CAFÉ, 117 W. ARGONNE DRIVE**

Planner II Amy Lowry provided the Commission with a presentation on the application. She explained that Staff concluded that indoor amusement facility was the appropriate use category for the play café proposal and that such use requires an SUP in the B-2 Zoning District. The café/coffee shop will be a subordinate use to the play component, but will be open to members of the public without a play appointment. Ms. Lowry reported that the lot is 7000 sq. ft., the building is 3900 sq. ft., and there are seven parking spaces in the rear of the building that may be accessed via a sidewalk to the west of the building. The days and hours of operation for the play café are proposed as 8 a.m. to 4 p.m. seven days a week. The play café will also be available for events and private rental during the regular hours of operation and from 4 p.m. to 8 p.m. seven days a week. Employees and outside vendor instructors may offer classes to the clientele. The applicant will have 3-4 employees during peak hours and 2-3 at other times. Ms. Lowry reminded the Commission that she had forwarded via email letters of support from the current property owner Dan McGinnis, Ryan Pennington, and the adjacent property owner Jim Summa. Ms. Lowry also reminded the Commission that an SUP is tied to a location and, if not voluntarily abandoned for more than 120 days, is transferrable to a new owner.

Agent Jennifer Beasley informed the Commission that her client, Hannah Campbell, had a contract to buy the currently vacant property. She said that the café and indoor play area would operate in accordance with the SUP criteria, and complement the character of the neighborhood, promote the welfare of the community, and mitigate the effects on neighboring properties by containing the play indoors. Petitioner Campbell said that she lives in Kirkwood, she and her husband own Spencer’s Grill, and she would be the sole owner/operator of the business combining a high-end coffee shop and a state-of-the-art play facility. She stated that the play area would have age and developmentally appropriate activities for children 0 to 10 with a safe climbing structure, playhouse, textured walls, book reading area and dress up space. The play area will also host music, art, and craft instruction. Parents will remain on site to supervise play.

The floor was then opened up to the Commission for questions. In response to Commissioner Scott’s question regarding capacity, Ms. Campbell said that she is still consulting with play professionals, but thinks she may host 25 – 30 children at a time. In response to Commissioner Washington’s question regarding whether employees would direct play, Ms. Campbell said that parents would be responsible for their own children. Ms. Campbell answered Commissioner Eagleton’s question by stating she observed no flooding in the building and a dry basement. Mr. Eagleton also questioned whether they would add a bike rack to the lot; Ms. Campbell agreed. In response to Commissioner Klippel’s question, Ms. Campbell confirmed there would be no drop-off of children as that would then be a day care.

Chair Adkins then asked if there were any comments from the audience; there were none.

Commissioner Scott made a motion, which was seconded by Commissioner Eagleton, to recommend approval of the Special Use Permit for an indoor amusement facility at 117 W. Argonne Drive subject to the conditions contained in Ms. Lowry’s memo to the Commission dated October 4, 2023. Jonathan Raiche clarified that the appropriate capacity may be set by the building and fire codes, but that is likely to be higher that what the applicant proposes for the business. Commissioner Feiner questioned whether a condition should be added to require all children be accompanied by an adult. The Commission discussed that such a condition may directly conflict with proposed classes or birthday parties at which a parent or guardian would not be required, and ultimately concluded that they did not want to interfere in the applicant’s business decisions. Mr. Raiche confirmed for Commissioner Eagleton that a bike rack is required for a new use approved through the SUP process, and staff would work with the applicant on this condition.

There being no further discussion, the motion to approve PZ-04-24 was unanimously approved. Mr. Raiche said the matter would now have a public hearing at City Council, with the earliest date in about one month.

1. **COMMISSION/STAFF (INTERNAL) ITEMS**

**Development Project Update**

Mr. Raiche reported on the following:

* The applicant for the tobacco and vape shop SUP application withdrew his application before the City Council public hearing.
* The draft results of the Greenbriar Hills Country Club pickle ball sound study appear to show that the courts are out of compliance with the County noise ordinance. If so, then additional sound mitigation and a second sound study would be required before the courts may be used.
* The Aria condominium project was approved by the ARB. The project is expected to be brought back to the Commission this fall for final site plan review.
* A preconstruction meeting was held for the Woodland Knoll subdivision.
* The 4 Hands project is moving ahead with the completion of utility connections. The City has received the performance guarantee. There are just a few minor issues to be resolved before a building permit is issued.
* The ARB has approved the design of the marijuana dispensary and they are working on obtaining the building permit.

There being no further business, motion was made by Commissioner Klippel and seconded by Commissioner Salzer-Lutz, to adjourn at 7:42 p.m. With no business anticipated for the meeting on October 18, the next meeting will be held on November 1 at 7 p.m.

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Jim Adkins, Chair

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David Eagleton, Secretary/Treasurer

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