



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
MAY 2, 2018**

PRESENT:

Allen Klippel, Chair
James Diel, Vice Chair
Jim O'Donnell, Secretary/Treasurer
Greg Frick
Cindy Coronado
Dan Stauder
Madt Mallinckrodt
David Eagleton
Kathy Oughton

ABSENT:

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, May 2, 2018, in the City Hall Council Chambers at 139 South Kirkwood Road. City Council Liaison Nancy Luetzow, Attorney Sarah Mulinski, City Planner Jonathan Raiche, Assistant City Planner Amy Lowry, and Administrative Assistant TaMara Pelkey also attended the meeting.

1. Chairman Klippel called the meeting to order at 7:05 p.m. and informed the audience of the Speaker Cards and procedures for making comments. He announced all Commissioners were present.
2. Motion was made by Commissioner Eagleton and seconded by Commissioner Diel to approve the minutes as written for the April 18, 2018, meeting. The motion was unanimously approved.
3. **PZ-24-15 SPECIAL USE PERMIT EXTENSION – STARBUCKS, 10300 MANCHESTER RD**
Submitted: 4-12-18
Petitioner, Jonathan Browne

City Planner Jonathan Raiche stated the original application for the construction of a Starbucks in the parking lot of the Greentree Center at the southwest corner of Manchester and Woodlawn was approved with conditions in June of 2015. Two 12-month extensions were granted to extend the approval to June 4, 2018. Due to lease agreements with other/previous tenants, they have not been able to proceed with construction and a third 12-month extension is being requested.

Diana Schaefer with Novus Development stated the new tenant is willing to consider a Starbucks. About a month ago, Novus attended the workshop hosted by MoDOT regarding improvements to Manchester Road adjacent to their property.

Novus Development shall work with the City and MoDOT to coordinate on the plan for the intersection of Manchester Road and Woodlawn Avenue based on the development of Starbucks.

Motion was made by Commissioner Diel and seconded by Commissioner Mallinckrodt to recommend approval of the request for the third/final 12-month extension for the Special Use Permit for Starbucks at 10300 Manchester Road. The motion was unanimously approved.

- 4. **PZ-29-18 REZONE R1 TO R3 – 1340 BRYAN MEADOWS AND 1506 DOUGHERTY FERRY**
 Submitted (sufficient): 4-10-18 Automatic Recommendation: 7-9-18
 Petitioner, Tony Wurm
 (Subcommittee – Commissioners Diel and Oughton)

Assistant City Planner Amy Lowry stated this is a request to rezone a portion of 1340 Bryan Meadows Court and all of 1506 Dougherty Ferry Road from R1 to R3. The Future Land Use Map and the Zoning Map show this is a transition area from R1 to R3. In the 1970’s, a previous owner of 1340 Bryan Meadows adjusted the boundary with 1506 Dougherty Ferry Road by deed and without City approval. The current owner of 1336 and 1340 Bryan Meadows has requested a boundary adjustment. The property at 1336 Bryan Meadows is currently zoned R3 and the property at 1340 Bryan Meadows is zoned R3 and R1. If the properties are rezoned to R3 and then the boundary is adjusted, the lots will conform with the requirements of the R3 Zoning District.

Tony Wurm, owner of James Surveying, stated the owner of 1336 Bryan Meadows Court bought 1340 Bryan Meadows Court and wants to adjust the boundary. No additional lots and no new buildings are being proposed.

Chairman Klippel asked if there was anyone in the audience who had comments concerning the rezoning, and no one responded.

Motion was made by Commissioner Oughton and seconded by Commissioner Diel to approve PZ-29-18, an application to rezone a portion of 1340 Bryan Meadows Court and all of 1506 Dougherty Ferry Road from R1 to R3. The motion passed eight to one (Commissioner Eagleton was opposed). Commissioner Oughton read those portions of the Subcommittee Report with underlined headings.

**CITY OF KIRKWOOD
 PLANNING AND ZONING COMMISSION
 SUBCOMMITTEE REPORT
 MAY 2, 2018**

PETITION NUMBER: PZ-29-18

ACTION REQUESTED: REZONING FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT

PROPERTY OWNERS: JOHN B. MCKAY AND LAWRENCE STREAM

PETITIONER: MARK McCRACKEN

PROPERTY LOCATION: 1340 BRYAN MEADOWS COURT AND 1506 DOUGHERTY FERRY ROAD

ZONING: R-1 SINGLE-FAMILY RESIDENTIAL

DRAWINGS SUBMITTED: SURVEY AND BOUNDARY ADJUSTMENT PLAT STAMPED "RECEIVED MARCH 16, 2018 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

DESCRIPTION OF PROJECT:

The petitioner has submitted a request to rezone the property at 1506 Dougherty Ferry Road and a portion of the property at 1340 Bryan Meadows Court from R-1 Single-Family Residential to R-3 Single-Family Residential. The properties are currently occupied by residential homes. The purpose of the request is to accommodate a boundary adjustment between property owners. No new lots are being created, but the rezoning is required to ensure the resulting lots meet the minimum lot area requirements of the Zoning Code.

The original parcel at 1506 Dougherty Ferry Road consisted of approximately 38,743 square feet and included Lot 1506 and Parcel 3 as shown on the Survey and Boundary Adjustment Plat (see Exhibit A). The original parcel was zoned R-1 and was noncompliant with regard to that zoning district's minimum lot area requirement of 43,560 square feet. In 1978, Parcel 3 was sold by deed by the then-property owner of 1506 Dougherty Ferry Road to the then-property owner of 1340 Bryan Meadows Court (Lot 5 of the Bryan Meadow Subdivision), but a boundary adjustment plat was not presented by the property owners to the City for execution at that time. City Staff could not administratively approve a boundary adjustment as it made the resulting Lot 1506 at 27,204 square feet even more nonconforming with regard to the required lot area for the R-1 zoning district.

The present petitioner, who is the property owner of 1336 Bryan Meadows Court (Lot 6 of the Bryan Meadow Subdivision), was made aware of this status earlier this year by City Staff when he requested a boundary adjustment between 1336 and 1340 Bryan Meadows Court. Because the resulting Lot 1506 is in conformance with the R-3 zoning lot size and width, the petitioner is requesting this rezoning of the original parcel in order to effectuate the boundary adjustment as shown on the Survey and Boundary Adjustment Plat. A property description of the original parcel for re-zoning from R-1 to R-3 is attached hereto as Exhibit B.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Suburban Residential Land Use on the EnVision Kirkwood 2035

Future Land Use Map. This designation indicates that detached single-family housing (1-2 dwelling units per acre) is appropriate for this area. However, the site is also near the border of the General Residential Land Use area which indicates 3-6 dwelling units per acre as appropriate.

The subject property is bordered by R-1 and R-3 zoned properties. The surrounding residential lots range in size from approximately 14,000 square feet to 50,000 square feet. Surrounding land uses and zoning include the following:

To the north: Detached single-family homes across Dougherty Ferry Road zoned R-1.

To the south: Detached single-family homes zoned R-1 and R-3.

To the east: Detached single-family homes zoned R-3.

To the west: Detached single-family homes zoned R-1.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No Comments.

Water: No Comments.

Engineering: No Comments.

Building/Fire: No Comments.

City Forester: No Comments.

DISCUSSION:

Zoning Matters signs were placed on the property on April 13, 2018. The application was presented at the April 18, 2018 meeting of the Planning & Zoning Commission. A subcommittee meeting was scheduled, posted, and occurred on April 24, 2018. No issues or concerns were raised at the subcommittee meeting. A list of attendees at that meeting is attached as Exhibit C.

RECOMMENDATION:

Due to its proximity to the General Residential Land Use area and its immediate proximity to existing R-3 zoned properties to the east, the Subcommittee recommends that this petition be **approved**.

Respectfully submitted,

Kathy Oughton

James Diel

Commissioner Mallinckrodt made a motion to approve the Subcommittee Report. The motion was seconded by Commissioner Oughton, and the motion passed eight to one with Commissioner Eagleton opposed.

5. PZ-28-18 REZONE R1 TO R2 – 1837 BACH AVENUE

Submitted: 2-16-18 Automatic Recommendation: 5-17-18

Petitioner's Agent, Charles Dufour

(Subcommittee - Commissioners O'Donnell and Stauder)

City Planner Jonathan Raiche stated the current request is to rezone a portion of 1837 Bach Avenue from R1 to R2. The item was originally introduced at the March 7 meeting to rezone the entire parcel to R2. On March 28, the request was amended to rezone the southwest portion containing approximately 38,000 square feet to R2 and the remaining acre plus to remain as R1. If the existing house was demolished, under the current zoning, one new house could be built on the 1.98 acre site; and if a portion of the property is rezoned to R2 as proposed, a total of two houses could be built.

Mr. Dufour, attorney representing the owner, stated the Envision Kirkwood 2035 plan envisions this area was slated for one to two units per acre and thought that three lots in R2 would be appropriate. After meeting with the subcommittee, they revised their request to rezone a portion of the property to R2 rather than the entire property. He presented a map of the area showing lots zoned R1 and R3 and the R1 lots that are less than one acre. The Marchionne's property at 1835 Bach Avenue is zoned R1; however, it only contains 21,000 square feet. The adjacent property owned by the Difani's at 1905 Westview is zoned R3 and contains 28,100 square feet. The area being proposed to be rezoned to R2 contains 38,000 square feet. He believes their request is consistent and compatible with the neighborhood. He believes that a majority of the lots surrounding 1837 Bach Avenue have more area in the flood plain than 1837 Bach Avenue. He cited numerous properties that became rezoned, resubdivided and reconfigured from Strohm Place and Highland Terrace Subdivisions that are zoned R1 and contain less than one acre.

Chairman Klippel asked if there was anyone in the audience who had comments concerning the rezoning, and the following responded:

Karen Bauch, 268 South Ballas, believes the area is unique and concerned about vehicular safety and storm water issues.

Esther Gier, 236 West Adams, believes one additional house on 1.98 acres will not impact storm water, traffic, and safety. She doesn't understand why so many people are against one new house and cited discrepancies in the newspaper articles. She said there are many homes in the area zoned R1 that are on lots of less than one acre.

Rick Blanner, 107 North Ballas, cited storm water runoff issues on this unique site with additional impervious areas and suggested denying the request until a storm water ordinance is developed.

Jim Vykopal, 111 North Ballas, stated he designed his house and half of his one-acre lot is located in the 100 year flood plain. His property has flooded many times. The area needs more pervious area and trees.

Martin George, 1901 West Adams, expressed concern over flooding and storm water problems.

Robert Brown, 1909 Westview, believes the owners have not proven why the request is necessary and that the owner was compensated for the property taken during bridge improvements.

Angie Stevens, 1817 Enola, stated she, along with 725 petition signers (copy submitted), oppose the rezoning. She believes this would be the first domino to fall and will set a precedent. She cited the Special Use Permit section of the Zoning Code regarding how this will create a safety hazard. Reference was also made to the large lot residential mentioned in the comprehensive plan.

Lauren Fitzhenry, 1854 Boaz, 4th grade student – concerned about where wildlife will get their food and loss of trees.

Sloan Stevens, 1817 Enola Court, concerned about the loss of homes for the wildlife.

Mitch Stevens, 1817 Enola Court, provided a history of Kirkwood and questioned why a property owner in Sugar Creek Valley wants to rezone their property. Referenced the need to respect the requirements in the city code.

Jason Difani, 1905 Westview, is opposed to the rezoning because there is no plan and questioned the idea that the property was in a transition area. He also referenced RSMO 89.050.

Perrin Marchionne, 1835 Bach, stated she has a video from Nikki Difani, 1905 Westview, regarding the domino effect of rezonings, destroying the integrity of the Zoning Code and of Sugar Creek Valley.

Holly Scott- Humphrey, 1956 North Signal Hills, agrees with what has been said and passed her turn to speak.

Jamie Scott, 1956 North Signal Hills, stated she's opposed three projects in 15 years and is tired of fighting. She wants the procedures to be revised so that petitioners requesting a rezoning must provide a burden of proof that their request is necessitated by a public and not a private interest.

Dory Poholsky, 177 Horseshoe, rezoning will create more homes and Sugar Creek Valley will become brick and mortar.

Perrin Marchionne, 1835 Bach, stated the house has been vacant and deteriorated thereby reducing the value and taxes. She believes the petitioner does not have a hardship for a rezoning and believes the request to be considered spot zoning.

Richard Rice, 2300 Timberview, spoke in favor of the rezoning and Kirkwood is about people not property.

Elena Zeroga, 359 Emmerson, stated the existing house is an eyesore. She mentioned the benefits of the woods and wildlife. She also mentioned Emmerson Estates and Symphony Hill subdivisions as negative to the area.

Ron Ryan, 1286 Oakshire, concerned about storm water issues. The two criteria in the Comprehensive Plan for development are suburban residential (natural beauty, creeks, etc.) and compatibility with surrounding developments.

Evan Sotriou, 221 Lindeman, believes there is not enough information to determine if rezoning is proper.

Michael Carmody, 352 Wind Grove, stated the building lines are in a flood plain.

Motion was made by Commissioner Stauder and seconded by Commissioner Diel to approve PZ-29-18, an application to rezone a portion of 1837 Bach Avenue from R1 to R2. Commissioner O'Donnell read those portions of his Subcommittee Report with underlined headings recommending denial.

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
APRIL 18, 2018**

<u>PETITION NUMBER:</u>	PZ-28-18
<u>ACTION REQUESTED:</u>	PARTIAL REZONING FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT
<u>PROPERTY OWNER:</u>	THOMAS J. JR. AND BESSIE A. FREDRICKSON REVOCABLE TRUST
<u>PETITIONER:</u>	SHERRY SWARTZBAUGH, TRUSTEE
<u>PETITIONER'S AGENT:</u>	CHARLES F. DUFOUR, ATTORNEY AT LAW
<u>PROPERTY LOCATION:</u>	1837 BACH AVENUE
<u>ZONING:</u>	R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

DRAWINGS SUBMITTED: SURVEY STAMPED "RECEIVED MARCH 28, 2018 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

DESCRIPTION OF PROJECT:

The petitioner originally submitted a request for rezoning from the current R-1, Single-family Residential District to R-2, Single-family Residential District for the entire subject property. After receiving feedback from the subcommittee, the petitioner amended their request to rezone an approximately 39,000 sf portion of the lot to R-2 while leaving the remaining approximately 47,000 sf as R-1. This request does not include a request to subdivide the property, but would allow for a subdivision into two total lots at a later time.

The subject property is 1.98 acres and is currently occupied by a vacant single-family residential home. The northern portion of the site includes a small portion of the 100 year flood hazard area and the site has a steep increasing slope heading south. There is approximately a 70' difference in grade between the lowest and highest points of the site. The current owner intends to demolish the existing home and market the property for sale.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Suburban Residential Land Use on the EnVision Kirkwood 2035 Future Land Use Map. This designation indicates that detached single-family housing (1-2 dwelling units per acre is appropriate for this area.

The subject property is bordered by R-1 and R-3 zoned properties. The surrounding residential lots range in size from approximately 11,000 sf to 84,000 sf.

Surrounding land uses and zoning include the following:

To the north: Detached single-family homes zoned R-1.

To the south: Detached single-family homes zoned R-1 and R-3.

To the east: Detached single-family homes zoned R-1.

To the west: Detached single-family homes zoned R-1 and R-3.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No comments.

Water: No comments.

Engineering: No comments.

Building/Fire: No comments.

City Forester: No comments.

DISCUSSION:

Zoning Matters signs were placed on the property on March 2, 2018. The application was presented at the March 7, 2018 meeting of the Planning & Zoning Commission. Staff provided a comparison of the subject site to the lot sizes of the surrounding properties which indicate that there are several properties that are both larger and smaller than the 25,000 sf lot size that was originally requested. Multiple residents voiced concern at the March 7, 2018 meeting regarding the request for increased density and the negative effects it could have on the natural setting of the property. This current request is for a rezoning. Any future subdivision of land would require additional review by the Planning & Zoning Commission and City Council. The rezoning process does not require that subdivision plans be submitted simultaneously.

Subcommittee meetings were scheduled, posted, and occurred on the following dates: March 13th, April 5th, and April 10th. Lists of attendees for those meetings are attached as Exhibit A. Due to Staff's failure to notify the petitioner's representative about the April 5th meeting, an additional meeting on April 10th was scheduled at the petitioner's request to allow for the petitioner and their representative to be present.

During these meetings, the subcommittee inquired whether or not the owners had attempted to sell the property to a developer contingent upon the rezoning and subdivision so that the City could review the subdivision simultaneously. The property owner indicated that the property has not been listed for sale at this point and they have not made any arrangements as described. The subcommittee discussed a concern for the increased density and believes the 1 acre density is more appropriate. The subcommittee's concern for preserving a 1 acre density is what prompted the petitioner to amend their request so that the portion of the property along Ballas would remain zoned R-1 and that remaining portion would be greater than 1 acre.

At the April 5th and April 10th meetings, the subcommittee members discussed their views on the amended request. On April 10th, the petitioner's representative provided a summary of their amended request as well as referenced historical plats which resulted in the lots current size and shape. The subcommittee meetings resulted in one member being in favor of the amended request and one member being opposed. Accordingly, two separate subcommittee reports have been drafted which reflect the opposing recommendations.

RECOMMENDATION:

Due to the lack of preserving the 1 acre density on the entire site and inconsistency with surrounding properties along Ballas Road and Adams Avenue, I recommend that this petition be **denied**.

Respectfully submitted,
Jim O'Donnell

Commissioner Stauder read the Recommendation section of his Subcommittee Report recommending approval.

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
APRIL 18, 2018**

PETITION NUMBER: PZ-28-18

ACTION REQUESTED: PARTIAL REZONING FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

PROPERTY OWNER: THOMAS J. JR. AND BESSIE A. FREDRICKSON REVOCABLE TRUST

PETITIONER: SHERRY SWARTZBAUGH, TRUSTEE

PETITIONER'S AGENT: CHARLES F. DUFOUR, ATTORNEY AT LAW

PROPERTY LOCATION: 1837 BACH AVENUE

ZONING: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

DRAWINGS SUBMITTED: SURVEY STAMPED "RECEIVED MARCH 28, 2018 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

DESCRIPTION OF PROJECT:

The petitioner originally submitted a request for rezoning from the current R-1, Single-family Residential District to R-2, Single-family Residential District for the entire subject property. After receiving feedback from the subcommittee, the petitioner amended their request to rezone an approximately 39,000 sf portion of the lot to R-2 while leaving the remaining approximately 47,000 sf as R-1. This request does not include a request to subdivide the property, but would allow for a subdivision into two total lots at a later time.

The subject property is 1.98 acres and is currently occupied by a vacant single-family residential home. The northern portion of the site includes a small portion of the 100 year flood hazard area and the site has a steep increasing slope heading south. There is approximately a 70' difference in grade between the lowest and highest points of the site. The current owner intends to demolish the existing home and market the property for sale.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Suburban Residential Land Use on the EnVision Kirkwood 2035 Future Land Use Map. This designation indicates that detached single-family housing (1-2 dwelling units per acre is appropriate for this area.

The subject property is bordered by R-1 and R-3 zoned properties. The surrounding residential lots range in size from approximately 11,000 sf to 84,000 sf.

Surrounding land uses and zoning include the following:

To the north: Detached single-family homes zoned R-1.

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To the east: Detached single-family homes zoned R-1.

To the west: Detached single-family homes zoned R-1 and R-3.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No comments.

Water: No comments.

Engineering: No comments.

Building/Fire: No comments.

City Forester: No comments.

DISCUSSION:

Zoning Matters signs were placed on the property on March 2, 2018. The application was presented at the March 7, 2018 meeting of the Planning & Zoning Commission. Staff provided a comparison of the subject site to the lot sizes of the surrounding properties which indicate that there are several properties that are both larger and smaller than the 25,000 sf lot size that was originally requested. Multiple residents voiced concern at the March 7, 2018 meeting regarding the request for increased density and the negative effects it could have on the natural setting of the property. This current request is for a rezoning. Any future subdivision of land would require additional review by the Planning & Zoning Commission and City Council. The rezoning process does not require that subdivision plans be submitted simultaneously.

Subcommittee meetings were scheduled, posted, and occurred on the following dates: March 13th, April 5th, and April 10th. Lists of attendees for those meetings are attached as Exhibit A. Due to Staff's failure to notify the petitioner's representative about the

April 5th meeting, an additional meeting on April 10th was scheduled at the petitioner's request to allow for the petitioner and their representative to be present.

During these meetings, the subcommittee inquired whether or not the owners had attempted to sell the property to a developer contingent upon the rezoning and subdivision so that the City could review the subdivision simultaneously. The property owner indicated that the property has not been listed for sale at this point and they have not made any arrangements as described. The subcommittee discussed a concern for the increased density and believes the 1 acre density is more appropriate. The subcommittee's concern for preserving a 1 acre density is what prompted the petitioner to amend their request so that the portion of the property along Ballas would remain zoned R-1 and that remaining portion would be greater than 1 acre.

At the April 5th and April 10th meetings, the subcommittee members discussed their views on the amended request. On April 10th, the petitioner's representative provided a summary of their amended request as well as referenced historical plats which resulted in the lots current size and shape. The subcommittee meetings resulted in one member being in favor of the amended request and one member being opposed. Accordingly, two separate subcommittee reports have been drafted which reflect the opposing recommendations.

RECOMMENDATION:

Due to the preservation of 1 acre density along the Ballas Road corridor reflected in the amended request and the proximity of the proposed R-2 portion to the existing R-3 zoned properties, I recommend that this petition be **approved**.

Respectfully submitted,

Dan Stauder

Commissioner Stauder commented they are only .02 acres short of this property requiring a rezoning. He would prefer this area remain a nature preserve but it's not this property owner's responsibility. He referenced the proximity of the request to the R3 zoned properties and the fact that over one acre is being preserved as R1 zoning along Ballas.

Commissioner Coronado agrees, however, the storm water issue is a concern and there's not enough information at this time to make a positive recommendation.

Commissioner Diel believes this rezoning will not substantially change Sugar Creek and confirmed with Staff that one house could still be built on the property if the rezoning was granted.

Commissioner O'Donnell recommended denying the rezoning because Sugar Creek is "sacred ground" and believes there is a big difference between one house or two. Two houses will have a large impact on this area.

Commissioner Frick requested clarification that this is a rezoning of a portion of 1837 Bach and not reviewing any variances.

Commissioner Mallinckrodt wants to maintain the character of the area.

Commissioner Eagleton concurs with Commissioner O'Donnell and that water runoff is out of control.

Commissioner Oughton believes the R2 zoning will provide greater restrictions and help to preserve the area. She also referenced that there were both R1 and R3 existing in the immediate area.

The motion to recommend approval of rezoning a portion of 1837 Bach Avenue from R1 to R2 passed five to four (Commissioners Diel, Frick, Klippel, Oughton, and Stauder voted in favor and Commissioners Coronado, Eagleton, Mallinckrodt, and O'Donnell were opposed).

Motion was made by Commissioner Oughton and seconded by Commissioner Diel to approve Commissioner Stauder's Subcommittee Report recommending approval. The motion to approve Commissioner Stauder's Subcommittee Report passed five to four (Commissioners Diel, Frick, Klippel, Oughton, and Stauder voted in favor and Commissioners Coronado, Eagleton, Mallinckrodt, and O'Donnell were opposed).

There being no further business, the meeting adjourned at 9:15 p.m. The next regular meeting will be held on May 16th at 7 p.m. in the Council Chambers at Kirkwood City Hall.

Allen Klippel, Chair

Jim O'Donnell, 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, then click on City Clerk, Boards and Commissions, Planning & Zoning Commission.