



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
MAY 16, 2018**

**PRESENT:**

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

**ABSENT:**

James Diel, Vice Chair

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, May 16, 2018, in the City Hall Council Chambers at 139 South Kirkwood Road. City Council Liaison Nancy Luetzow, City Attorney John Hessel, City Planner Jonathan Raiche, Assistant City Planner Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Klippel called the meeting to order at 7:00 p.m. and announced Commissioner Diel was absent and his absence was excused.
2. Commissioner Eagleton suggested Item No. 3 of the May 2, 2018 minutes regarding the Special Use Permit Extension request for Starbucks be amended to include "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 Eagleton and seconded by Commissioner Oughton to approve the minutes as amended for the May 2, 2018, meeting. The motion was unanimously approved by the eight Commissioners present (Commissioner Diel was absent).
3. **PZ-01-19 SPECIAL USE PERMIT (MOTOR VEHICLE REPAIR)—AUTOS OF EUROPE, 902 S. KIRKWOOD**  
Submitted: 4-27-18 Automatic Recommendation: 8-25-18  
Petitioner's Agent, Roy Mangan

City Planner Raiche stated the petitioner is proposing to occupy building previously occupied by ABC Material at 902 South Kirkwood Road for an automobile repair facility. They are proposing to stripe the parking lot for 57 vehicles and provide a dumpster and container for oil storage on the site. Their hours of operation are Monday through Friday 7:30 a.m. to 6:30 p.m. and Saturdays from 9:00 a.m. to 5:00 p.m. The 51 parking spaces required is based on the 16 employees who will be on site and the 7 service bays being installed.

The owner of Autos of Europe, Boris Raykhman, stated his business was established in

Kirkwood in 1986 and then moved to Manchester, Missouri; and he now wants to return to Kirkwood.

Chairman Klippel appointed Commissioners O'Donnell and Eagleton to the subcommittee, and a meeting was scheduled at the site for May 29 at 9 a.m.

4. Chairman Klippel thanked Commissioners Greg Frick, Cindy Coronado, and Dan Stauder for their years of service on the Commission.

There being no further business, the meeting adjourned at 7:20 p.m. The next regular meeting will be held on June 20th at 7 p.m. in the Council Chambers at Kirkwood City Hall.

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Allen Klippel, Chair

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Jim O'Donnell, Secretary/Treasurer

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