



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
DECEMBER 6, 2017**

PRESENT:

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

ABSENT:

Greg Frick

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, December 6, 2017, in the Robert G Reim Theatre at the Kirkwood Community Center, 111 South Geyer 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 informed the audience of the Speaker Cards and procedures for making comments. Chairman Klippel noted Commissioner Frick was absent and his absence was excused.
2. Motion was made by Commissioner O'Donnell and seconded by Commissioner Mallinckrodt to approve the minutes as written from the November 15, 2017, meeting. The motion was unanimously approved by the eight members present (Commissioner Frick was absent).
3. **PZ-17-18 SITE PLAN REVIEW – CONCORDIA LUTHERAN CHURCH, 505 S KIRKWOOD**
Submitted: 11-17-17 Automatic Recommendation: 3-17-18
Petitioner's Agent, Mark Doering
Opportunity for Public Comment

City Planner Jonathan Raiche stated the petitioner is requesting an amendment to their site plan to construct a 36,000 square foot three-story addition on the south end of the building for additional classrooms and cafeteria for the Christ Community Lutheran School. The parking lot will be reconfigured, resulting in a net loss of 47 parking spaces.

Mark Doering, President of Doering Engineering, stated the aisles in the parking lot will line up and an entrance off Clay Avenue will be constructed.

In accordance with Section 220.6 of the Zoning Code, Chairman Klippel asked if there was anyone in the audience who had comments concerning the site plan, and no one responded.

In response to Commissioner Oughton's question, City Planner Raiche responded that the number of parking spaces required based on the largest assembly area is larger than the number required by the school; therefore, additional parking spaces are not required for the proposed classrooms.

Commissioner Eagleton suggested a walkway for pedestrians be constructed from Woodbine Avenue to Idlewild Place in the center of their lot. Mr. Doering stated that sidewalks are located around the perimeter of the property and there is a fenced in playground that would prohibit a straight path.

Chairman Klippel appointed Commissioners Mallinckrodt and Oughton to the subcommittee. A meeting at the site was scheduled for Wednesday, December 13, at 7:30 a.m.

4. PZ-18-18 AMEND B5 FINAL SITE PLAN – ALDI, 1125 SOUTH KIRKWOOD

Submitted: 11-17-17

Petitioner's Agent, Kelly Stedman

City Planner Jonathan Raiche stated the petitioner is requesting an amendment to the Final B-5 Development Plan for Kirkwood Crossing to construct a 2,000 square foot addition on the west side of the tenant space currently occupied by Petco.

The site was rezoned from B-3 to B-5 in 1997 and the original B-5 development plan was amended for several additions and buildings. In 2005, the plan was amended for an addition for Petco. A section of the adjacent tenant space for Dollar Tree will be added to the tenant space for Aldi.

In accordance with Section 220.6 of the Zoning Code, Chairman Klippel asked if there was anyone in the audience who had comments concerning the site plan, and no one responded.

Kelly Stedman of Woolpert, stated she did not have any additional comments. Chairman Klippel appointed himself and Commissioner Eagleton to the subcommittee. A meeting at the site was scheduled for Monday, December 11, at 8:00 a.m. (on December 7, the time was changed to 8:15 a.m.)

5. PZ-10-18 SPECIAL USE PERMIT (CONTINUING CARE RETIREMENT FACILITY) AND SITE PLAN REVIEW – ABERDEEN HEIGHTS PHASE 2, 505 COUCH & 400 ALTUS

Submitted: 9-1-17 Automatic Recommendation: 12-30-17

Petitioner's Agent, Timothy Tryniecki
(Commissioners Diel, O'Donnell, and Stauder)
Opportunity for Public Comment

City Planner Raiche stated the City received a letter from the petitioner that they will be submitting a revised site plan and are requesting that the Automatic Recommendation of Approval date be extended to March 31, 2018.

Tim Tryniecki, of Armstrong Teasdale, stated they are requesting an extension to pursue a revised project design.

In accordance with Section 220.6 of the Zoning Code, Chairman Klippel asked if there was anyone in the audience who had comments concerning the site plan, and the following responded:

Rick Blanner, 107 North Ballas Road, expressed concern regarding storm water run-off. In 2001, FEMA designated his property as being in the 100-year flood zone. Projects like Aberdeen Heights create additional run-off and he asks the Commission take into account how much water this will produce.

Larry Costello, 340 Wind Grove Road, wants Aberdeen Heights to be successful and suggested they engage the community. He prefers the cottages that were approved in 2007 or something similar.

Crystal Key, 309 Altus Place, preferred the plan approved in 2007 for 1-1/2 story cottages, believes the access to Altus Place is dangerous, and believes that the proposed plan will reduce property values in the area.

Jennifer Mackenzie, 1109 Ann Avenue, believes the proposed building adversely affects the general welfare of the community, specifically by squandering an opportunity to make a needed addition to housing diversity. She also believes that the 18 cottages approved in 2007 would provide benefits that are appealing to seniors.

William Dosenbach, 345 Wind Grove Road, stated the elevation of the three-story independent living building has a top of roof elevation of 44'-9". This places the top of the building at 55 feet above Ann Avenue, which exceeds the 35 foot maximum building height recommended by the committee. He also believes that the current plan is an imposing edifice that adversely affects the character of the neighborhood.

Jamie Covington, 1309 Ann Avenue, stated that Ann Avenue is a very narrow street. The plans the developer has for Aberdeen Heights threatens her childrens' safety by placing many more cars into the neighboring residential streets. She believes a larger sidewalk and crosswalks will not fix it.

Benjamin Covington (Mrs. Covington's son), 1309 Ann Avenue, wants the Commission to stop Aberdeen Heights from building this mansion. He can't enjoy the green space because there's a big building there. He's also concerned about crossing the street and getting hit by a car. The street is already too busy. He presented a notebook of pictures from the students at Robinson Elementary to help his cause because of the trees that are being cut down.

Steve Butler, 555 Couch Apartment 133, stated he is one of more than one thousand Kirkwood citizens who are opposed. He read the PMMA Mission Statement and that

numerous residents of Aberdeen Heights wrote letters to the City opposing some or all of the expansion. PMMA obtained copies of those letters through the Freedom of Information Act. He believes some of the residents didn't sign the petition out of fear of retaliation.

Barb Cook, 555 Couch Avenue, asked the petitioner if the residents of the assisted living units have been informed about the new chapel. When they open their window, they will see a stone wall and not green space. The agreement with Kirkwood was 55% greenspace and this will be reduced to 50%.

Kathy Paulson, 401 Frieda Avenue, presented a petition with signatures from more than one thousand Kirkwood residents who believe that this proposal adversely affects the character of the neighborhood. The height and density do not comply with the R-3 Zoning District. Hopes PMMA comes back in a timely manner with a plan that is compliant with the R-3 zoning district specifications.

Marilyn McCarthy, 346 Wind Grove Road, believes that the approval in 2007 set parameters for future development: low rise, low density, and no access to Ann Avenue. The two plans submitted since September are high rise, high density, and have access to Ann Avenue. She's also concerned about the mass of the development along Ann Avenue.

Luella Foster, 420 Nelda Avenue, believes the plans for development are contrary to the homes in the neighborhood. She appreciates the area where children can play and safely walk to school. The proposed development will unsettle the peace, view, and spaciousness that she enjoys. The additional traffic from the residents, relatives, and workers will create more traffic that will challenge the students and pedestrians.

Don Lewis, 403 Joe Avenue, believes PMMA shouldn't be permitted to change the rules, there are signs in yards and the effort of opposition, and the Commission should listen to the citizens.

Chairman Klippel made a motion to extend the deadline for PZ-10-18, Special Use Permit and Site Plan Review for Aberdeen Heights Phase 2 at 505 Couch Avenue and 400 Altus Place, to March 31, 2018. Commissioner Diel seconded the motion. Mr. Tryniecki stated the petitioner received the Subcommittee Report five days ago and needs additional time to address the concerns of the report and also has concerns about the report. The motion to extend passed seven to one (Commissioner Egleton was opposed and Commissioner Frick was absent).

Staff advised the Commission that, if they choose, they could vote to place this matter on a future agenda so that the public would know when it will come before the Commission again. However, it is not guaranteed when the applicant will resubmit and the subcommittee will be ready to have a recommendation. Chairman Klippel made a motion to place the item on the January 17, 2018, agenda. Commissioner Oughton seconded the motion, and the motion failed two to six (Commissioners Klippel and Oughton were in favor and Commissioner Frick was absent).

There being no further business, the meeting adjourned at 8:20 p.m. The next regular meeting will be held on January 3 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.