



**CITY OF KIRKWOOD  
JOINT WORK SESSION OF THE  
PLANNING AND ZONING COMMISSION  
AND INDUSTRIAL DEVELOPMENT AUTHORITY  
OCTOBER 3, 2017**

**PLANNING AND ZONING MEMBERS PRESENT:**

Allen Klippel, Chair  
Greg Frick  
Dan Stauder  
Matd Mallinckrodt  
David Eagleton

**INDUSTRIAL DEVELOPMENT AUTHORITY  
MEMBERS PRESENT:**

John Bickel  
Ron Evens  
Ryan Molen  
Scott Barthelmass

**STAFF:**

Nancy Luetzow, Council Member  
Russ Hawes, Chief Administrative Officer  
Jonathan Raiche, City Planner  
Amy Lowry, Assistant City Planner

**DPZ:**

Marina Khoury  
Mike Weich  
Allison Stewart-Harris (on phone)

Pursuant to notice of meeting duly given, a joint work session of the Kirkwood Planning and Zoning Commission and the Industrial Development Authority convened on Tuesday, October 3, 2017, in the Main Level Conference Room at Kirkwood City Hall, 139 South Kirkwood Road. Planning and Zoning Commission Chairman Allen Klippel called the meeting to order at 1:04p.m.

Motion was made by IDA Member Bickel and seconded by IDA Member Barthelmass to approve the IDA minutes from their June 7, 2017, meeting. The motion was unanimously approved by the four members present.

A slideshow of the Downtown Master plan and Parking Study was presented by Allison Stewart-Harris. The scope of the study is the area bounded by Bodley Avenue on the north, Taylor Avenue and Fillmore Avenue on the east, Woodbine Avenue on the south, and Clay Avenue on the west.

In response to Commissioner Klippel's question of how potential sites were determined, DPZ replied by their service, parking, and age.

In response to Mr. Hawes' question if consideration was given to redevelopment of the Kirkwood Public Works Facility, DPZ replied that wasn't considered because the services would require relocation, but that it can be included.

A discussion followed by developers who believe Kirkwood is difficult to build in. Ms. Stewart-Harris stated the feedback seemed to be political will and cultural resistance to change. Commissioner Eagleton wanted the developers to identify the steps that make it difficult.

Commissioner Stauder wanted the developers to identify what jurisdictions are easier to work with.

Commissioner Frick wanted statistics on how many commercial and multi-family developments were approved by Planning and Zoning and then denied by Council in the last ten years. Commissioner Eagleton wanted information on Zoning Codes from other jurisdictions that excel at new developments.

Commissioner Eagleton mentioned that the Train Station and Grants Trail are big draws to Kirkwood. IDA member Molen added the Kirkwood Library and Global Foods also are regional draws.

The Plan suggested new housing types of townhomes, multi-family, and cottage-court type units be developed in this area. This housing type is termed the "missing-middle".

Commissioner Frick suggested everyone compare the 2035 plan to the 2015 plan and inquired if the potential properties are still available.

Several members were concerned with the new resident calculations for 2022 and suggested the projection number be removed from the plan. The number was determined by studying area housing and not the market demand. The historic data should be compared to the current market and demand. Commissioner Frick suggested data on what can happen if approved and why it would be good, how it will enrich the area.

Mr. Hawes recommended permits, land values, and home costs need to be included and not just the past five year statistics.

Commissioner Frick stated the Kirkwood School District is one of the top public schools and that encourages people to move to Kirkwood.

Commissioner Eagleton suggested connections to access downtown be provided. The previous study of Southeast Kirkwood will be provided to DPZ.

Council Member Luetzow wants to know the percentage for a healthy profile and types of businesses and what would a Kirkwood 2025 streetscape look like.


A virtual web design with an easy accessible link to the study should be developed.

Property owners, as well as tenants, in the downtown area should be informed. Once the final project is developed (in February or March), a step-by-step detail should be followed for implementation and follow-up with progress checks. Any further comments should be forwarded to the City Planner.

There being no further business, Commissioner Klippel made a motion to adjourn the meeting at 3:15 p.m. Motion was seconded by Commissioner Stauder.

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Allen Klippel, Planning and Zoning

A handwritten signature in cursive script, appearing to read "Brian Gill", written over a horizontal line.

Brian Gill, Industrial Development Authority

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