

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**MARCH 6, 2019**

**PRESENT:** **ABSENT:**

Allen Klippel, Chairman Wanda Drewel, Secretary/Treasurer

Jim O’Donnell, Vice Chairman James Diel

Madt Mallinckrodt

David Eagleton

Jim Adkins

Ron Evens

Greg Frick

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, March 6, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. City Attorney John Hessel, City Planner Jonathan Raiche, and Administrative Assistant Patti Dodel also attended the meeting.

**1.** Chairman Klippel called the meeting to order at 7:00 p.m. and stated Commissioners Drewel and Diel were absent and their absence was excused.

**2.** Motion was made by Commissioner Evens and seconded by Commissioner Eagleton to approve the minutes as written for the January 16, 2019, meeting. The motion was unanimously approved by the seven members present.

**3. PZ-21-19 SPECIAL USE PERMIT AMENDMENT–NATHANIEL REID BAKERY,**

**11235 MANCHESTER ROAD**

Submitted: 2-22-19

Petitioner, Nathaniel Reid

City Planner Jonathan Raiche stated the bakery is currently operating in two adjoining tenant spaces known as 11243 and 11245 Manchester Road and is proposing to expand into the space at 11235 Manchester Road, which is directly below but has no connection. The additional space would be utilized for food preparation and dry & cold storage. Their hours of operation would remain the same and no additional employees would be hired.

Mr. Reid stated the additional space would allow him to increase his purchasing power of paper goods and no cooking would be performed in this area.

After Chairman Klippel read the Recommendation section in City Planner Raiche’s memo dated February 27, 2019, Commissioner Adkins made a motion to approve Application PZ-21-19 to amend the Special Use Permit to allow Nathaniel Reid Bakery at 11243 Manchester Road to expand into 11235 Manchester Road in accordance with the Recommendations listed in the memo dated February 27, 2019, from City Planner Raiche. The motion was seconded by Commissioner Eagleton and unanimously approved by the seven members present.

**4. DEVELOPMENT PROJECT UPDATE**

City Planner Raiche provided the following update on projects that were reviewed by the Commission and forwarded to the City Council for action: (1) Zoning Code amendment regarding the height of buildings in the B-2 Zoning District was continued to April 4; (2) applications to allow EZ Storage and other uses at 10461 Manchester were approved February 7; (3) Frei Glass studio was approved February 7; (4) rezoning and site plan to construct townhouses on Big Bend was withdrawn on February 21; and (5) site plan to construct condominium building at 204 South Clay is scheduled for final reading March 7.

To provide an additional resource in economic development, the City brought in a new mapping/data tool called “Choose Kirkwood” ([www.ChooseKirkwood.org](http://www.ChooseKirkwood.org)). A kick-off meeting was held on February 27 with real estate brokers and other interested parties.

**5. ZONING & SUBDIVISON CODE REVIEW & REWRITE**

City Planner Raiche stated the City Council should finalize the consultant selection process on March 21. The comprehensive review of the Zoning and Subdivision Codes will be a 12- to 18-month process. A steering committee consisting of some of the City Council and Commission members will be formed.

**6. MOTION TO ENTER CLOSED SESSION**

Pursuant to Chapter 610.021(1) – Discussion with City Attorney

Motion was made by Commissioner O’Donnell and seconded by Commissioner Eagleton to go into a closed session for purposes of discussion with the City Attorney pursuant to RSMO Chapter 610.021(1). Roll Call Vote as Follows:

Commissioner Adkins Yes

Commissioner Diel Absent

Commissioner Drewel Absent

Commissioner Eagleton Yes

Commissioner Evens Yes

Commissioner Frick Yes

Commissioner Klippel Yes

Commissioner O’Donnell Yes

Commissioner Mallinckrodt Yes

The Meeting was closed. A discussion took place with City Attorney Hessel concerning legal issues.

There being no further business, the meeting adjourned at 8:15 p.m. The next regular meeting will be held on March 20, 2019, at 7 p.m. in the Council Chambers at Kirkwood City Hall.

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Allen Klippel, Chair

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Wanda Drewel, Secretary/Treasurer

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