

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**MARCH 20, 2019**

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

Allen Klippel, Chairman Jim O’Donnell, Vice Chairman

Wanda Drewel, Secretary/Treasurer Jim Adkins

James Diel Greg Frick

Madt Mallinckrodt

David Eagleton

Ron Evens

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, March 20, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. 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 O’Donnell, Adkins, and Frick were absent and their absence was excused.

**2.** Motion was made by Commissioner Evens and seconded by Commissioner Mallinckrodt to approve the minutes as written for the March 6, 2019, meeting. The motion was unanimously approved by the six members present.

**3. PZ-22-19 SUBDIVISION, 2 LOTS – KIRKWOOD UNITED CHURCH OF CHRIST,**

**1525 AND 1603 DOUGHERTY FERRY ROAD**

Submitted: 3-1-19

Petitioner’s Agent, James Hall

City Planner Jonathan Raiche stated the church submitted preliminary and final plats to subdivide their 3.3 acre lot into two lots. On February 7, the Council approved three waivers to the Subdivision Code to accommodate a subdivision to separate the church from the existing single-family structure. Those waivers were: (1) minimum lot area required for a church from 3 acres to 2.3 acres; (2) minimum side yard setback required for a single-family dwelling from 25 feet to 11.3 feet; and (3) minimum side yard setback required for a church from 40 feet to the proposed 23 feet. Additional trees are being planted to comply with the landscaping requirements. Prior to approval by the City Council, a performance guarantee and M.S.D. approval are required.

Jim Hall with Hall + Hall Associates stated the church purchased the single-family home and consolidated the properties eleven years ago.

Commissioner Diel made a motion to recommend approval of Application PZ-22-19 to subdivide the 3.3 acre lot into two lots in accordance with the preliminary and final plats submitted March 1, 2019 and in conformance with the comments in City Planner Raiche’s letter dated March 3, 2019. The motion was seconded by Commissioner Evens and unanimously approved by the six members present.

**4. PZ-23-19 SPECIAL USE PERMIT, RESTAURANT–RUSH BOWLS, 343 S KIRKWOOD**

Submitted: 3-8-19

Petitioner, Ken Moroney

City Planner Jonathan Raiche stated the restaurant is proposing to locate into Suite 103 of the Pioneer Place building at 343 South Kirkwood Road. The 1,000 square foot space has been previously approved as a restaurant. The majority of their business is anticipated to be for carry-out orders; however, seating for 12 patrons is provided inside. City Planner Raiche stated that the Commission could recommend approval of the petition without assigning a subcommittee in accordance with his memo dated March 19, 2019, with the following conditions: (1) A Special Use Permit shall be granted to allow for the operation of a restaurant on the property known as 343 South Kirkwood Road, Suite 103; and (2) The project shall be constructed and maintained in accordance with the floor plan stamped “Received March 8, 2019, City of Kirkwood Public Services Department”.

Ken Moroney stated he is the franchise owner and opened their first store in the Central West End in March 2018.

Commissioner Mallinckrodt made a motion to recommend approval of Application PZ-23-19 to grant a Special Use Permit to allow Rush Bowls to operate a restaurant in Suite 103 of 343 South Kirkwood Road in accordance with the Recommendations listed in the memo dated March 19, 2019, from City Planner Raiche. The motion was seconded by Commissioner Drewel and unanimously approved by the six members present.

**5. 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) site plan to construct a condominium building at 204 South Clay was continued to April 4 due to concerns regarding proposed text amendments and the height of the building; (3) A multi-tenant office building known as Kirkwork on Big Bend was approved on March 7; and (4) A cell tower at 12309 Old Big Bend was approved on March 7.

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

City Planner Raiche stated the City Council appointed Council members Luetzow, Ward, and Edman to the Steering Committee. Motion was made by Commissioner Diel to appoint Commissioners Drewel, Mallinckrodt, and Eagleton to the Steering Committee. Motion was seconded by Commissioner Evens and unanimously approved by the six members present. Legislation to approve Development Strategies as the consultant is scheduled for approval by the City Council tomorrow night. The estimated time frame proposed for the review of the Zoning and Subdivision Codes is 12- to 18-months; however, staff will look to accelerate that if the process allows.

7. City Planner Raiche provided information to the Commission on the various application processes that involve review by the Commission.

8. Commissioner Eagleton and City Planner Raiche reported that Trailnet is sponsoring a Historic Kirkwood Community bicycle ride on April 13.

There being no further business, motion was made by Commissioner Evens and seconded by Commissioner Mallinckrodt to adjourn at 7:45 p.m. The next regular meeting will be held on April 3, 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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