

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**APRIL 3, 2019**

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

Allen Klippel, Chairman Madt Mallinckrodt

Jim O’Donnell, Vice Chairman James Diel

Wanda Drewel, Secretary/Treasurer

David Eagleton

Jim Adkins

Ron Evens

Greg Frick

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, April 3, 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 Mallinckrodt and Diel were absent and their absence was excused.

**2.** Motion was made by Commissioner Evens and seconded by Commissioner Frick to approve the minutes as written for the March 20, 2019, meeting. The motion was unanimously approved by the seven members present.

**3. PZ-24-19 SPECIAL USE PERMITS - CAMP BOW WOW, 902 SOUTH KIRKWOOD RD**

 Submitted: 3-12-19 Automatic Recommendation: 7-10-19

 Petitioner’s Agent, Peter Newton

City Planner Raiche stated that the petitioner is requesting multiple Special Use Permits for the 1.1 acre site, i.e. pet day care center, kennel, and outdoor use. The site was previously used as a building material yard and was recently approved for an automobile repair business. The parking lot will be restriped for 40 parking spaces and the existing warehouse/office building will be re-used. Several of the conditions of the approval for the automobile repair business have been incorporated into the proposed use. Two landscape islands along Kirkwood Road will be constructed. A new canopy is proposed at the front of the building. Outdoor play areas on the north side of the building would be fenced. The pet day care center would have overnight boarding, training, and grooming services and be open seven days a week from 7 a.m. to 7 p.m. A minimum of two employees would be on site, with more depending on the number of dogs. The parking rate for child day care centers was used to determine the required parking for this facility. Sharon Jeffries stated an employee would not be present on site overnight; however cameras and alarms would notify Daytheon Jeffries if the facility needed his attention.

Chairman Klippel appointed Commissioners Eagleton and Evens to the subcommittee. A subcommittee meeting on site was scheduled for April 8 at 1 p.m.

**4. PZ-24-18 SPECIAL USE PERMIT EXTENSION – BP, 10901 MANCHESTER ROAD**

 Submitted: 3-26-19

 Petitioner, Sudha Srinivas Anne

City Planner Raiche stated that the petitioner has been delayed in obtaining a building permit for the addition and is requesting a one year extension on the Special Use Permit granted in April 2018. Motion was made by Commissioner Adkins to recommend a one year extension on the Special Use Permit approval. Commissioner Eagleton seconded the motion and it was unanimously approved by the seven 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) discussion on amendments to the side yard setbacks in the R3 zoning district is scheduled for the April 4 work session.

6. Chairman Klippel stated that Commissioners were sent an Infill Housing City Council Questionnaire on March 26 and requested Commissioners complete the form and return it to the City Planner.

There being no further business, motion was made by Commissioner Drewel and seconded by Commissioner Eagleton to adjourn at 7:25 p.m. The next regular meeting will be held on April 17, 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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