

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**MAY 1, 2019**

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

Allen Klippel, Chairman

Jim O’Donnell, Vice Chairman

Wanda Drewel, Secretary/Treasurer

Madt Mallinckrodt

David Eagleton

James Diel

Jim Adkins

Ron Evens

Greg Frick

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, May 1, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. City Attorney John Hessel, City Planner Jonathan Raiche, Assistant 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 stated all Commissioner members were present.

**2.** Motion was made by Commissioner Eagleton and seconded by Commissioner Drewel to approve the minutes as written for the April 3, 2019, meeting. The motion was unanimously approved.

**3. PZ-13-19 COMMUNITY UNIT PLAN FINAL PLAT – EMMERSON ESTATES**

 Submitted: 4-12-19

 Petitioner’s Agent, Grant Stecher

 (Subcommittee – Commissioners Klippel and Eagleton)

City Planner Jonathan Raiche stated the final plat and development plans were submitted for an eight-lot subdivision developed utilizing the Community Unit Plan process. The City Council approved the preliminary plan in January 2019. One house is under construction on Lot 4. A boundary adjustment plat with 421 Emmerson has been approved by the City and will be recorded. Final approval from Metropolitan Sewer District is pending. The performance guarantee and fee have been received. Dan Wind of Wind Engineering provided background information on the project related to the change from the previous developer to the current developer. The Subcommittee will meet on site on May 7 at 8 a.m.

**4. PZ-1-20 AMEND ZONING CODE – MEDICAL MARIJUANA**

 Petitioner, City Planner Jonathan Raiche

City Planner Raiche stated an amendment to the Missouri Constitution was approved by the voters in November 2018. On August 4, 2019, the State will begin accepting applications to allow businesses to (1) cultivate, (2) manufacture, (3) dispense, and (4) test marijuana in State licensed facilities. Cities may regulate the time, place, and manner, of the operation of the facilities as long as the regulations are not unduly burdensome on the operation. Other Code amendments (Nuisances and Miscellaneous Offenses) are being evaluated by the City Attorney and will be reviewed by the City Council.

The Amendment requires that a facility may not be within 1,000 of any school, child day care center, or church; however, cities may decrease this spacing requirement. Staff recommended that public parks be included in the area. A 1,000 foot buffer around schools, day care centers, churches, and public parks resulted in 51 eligible parcels in the industrial area along Leffingwell and at Manchester and Kirkwood Road.

Maps showing a 750 foot and 500 foot buffer were also discussed. The Commission will review the memo dated April 29, 2019, and a recommendation will be forwarded to the Council at the May 15 meeting.

**5. ZONING & SUBDIVISON CODES REWRITE UPDATE**

A focus group for the entire Planning & Zoning Commission is scheduled for May 8th at 7 p.m. and Commissioners were encouraged to RSVP. The Steering Committee, comprised of nominated Commissioners and Council members, will meet on May 9 at 5:30 p.m.

**6. QUARTERLY COMPREHENSIVE PLAN UPDATE**

City Planner Raiche referenced the first quarter update of the Envision Kirkwood 2035 Comprehensive Plan.

There being no further business, motion was made and seconded to adjourn at 7:50 p.m. The next regular meeting will be held on May 15, 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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