

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**DECEMBER 4, 2019**

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

Allen Klippel, Chairman

Jim O’Donnell, Vice Chairman

Wanda Drewel, Secretary/Treasurer

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, December 4, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. City Planner Jonathan Raiche, Assistant City 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 announced that all Commission members were present.

**2.** Motion was made by Commissioner Diel and seconded by Commissioner Drewel to approve the minutes for the November 20, 2019, meeting as written. The motion was unanimously approved.

**3. PZ-17-20 AMEND ZONING CODE AND SPECIAL USE PERMIT (AUTO REPAIR, MINOR, PRIVATE) – LOU FUSZ TOYOTA, 10831 MANCHESTER RD**

Submitted: 11-12-19 Automatic Recommendation: 2-10-2020

Petitioner’s Agent, Dan Van Fleet

City Planner Jonathan Raiche stated this is a two-part request for a text amendment to the Zoning Code and Special Use Permit to operate a minor motor vehicle repair shop that operates only to service the inventory of the Lou Fusz Toyota Dealership. There are four bays inside the building and 18 surface parking spaces. They currently have a Special Use Permit for a car wash at this location. The proposed parking rate for the proposed use is two spaces per bay plus one space per employee. The proposed hours of operation are 7 a.m. to 5 p.m. Monday through Friday. Vehicles would not be stored on the lot.

Dan Van Fleet added that the proposed use would not create any additional noise and that only two employees would be on site. Body work and major auto repair are performed at another location.

Chairman Klippel appointed Commissioners Mallinckrodt and Diel to the Subcommittee. The subcommittee scheduled a meeting at the site for Monday, December 9, at 9 a.m.

**4. PZ-18-20 SPECIAL USE PERMIT (RESTAURANT)–TELEO COFFEE, 142 W MONROE**

Submitted: 11-15-19 Automatic Recommendation: 3-14-2020

Petitioner’s Agent, Brian Ivy

Assistant City Planner Amy Lowry stated the property is located at the southeast corner of West Monroe and South Clay Avenue. The building was constructed in 1880 and is City Landmark #10. The coffee shop would be located on the ground floor tenant space and a yoga studio is operating on the second floor. The hours of operation would be 6 a.m. to 8 p.m. There are 18 parking spaces on the site and a reciprocal access easement and additional parking spaces available at two adjacent properties. The Code requires 17 parking spaces for the proposed restaurant and the existing yoga studio.

Brian Ivy stated interior renovations and exterior changes would be made by the petitioner. A bay window (which was not original to the building) would be removed and replaced with a chair lift for ADA accessibility.

Chairman Klippel appointed Commissioners Evens and Eagleton to the Subcommittee. The subcommittee scheduled a meeting at the site for Wednesday, December 11, at 1:30 p.m.

**5. DEVELOPMENT PROJECT UPDATE**

City Planner Raiche stated the City Council will hold a public hearing for the Special Use Permit for CBD Kratom on December 5 and for the rezoning for the Townes at Geyer Grove on December 19.

**6. ZONING, SUBDIVISON, AND SIGN CODES REWRITE UPDATE**

City Planner Raiche stated the final Steering Committee meeting will be held on December 11 to confirm the changes to Section 5. The Steering Committee met this morning to discuss the maximum building height in the B2 Zoning District. A presentation of the rewritten codes will be given to the Mayor and Council, Planning and Zoning Commission, and the public on December 12 at 6 p.m in the Council Chambers. The Planning and Zoning Commission will hold a special meeting on January 8, 2020, for the formal presentation to the Commission. After the Planning and Zoning Commission makes a recommendation, the City Council will hold a Public Hearing.

There being no further business, motion was made by Commissioner Evens and seconded by Commissioner Drewel to adjourn at 7:37 p.m. The next regular meeting will be held on January 15, 2020, 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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