



**Planning & Zoning Commission  
Agenda  
Wednesday, February 19, 2020, 7:00 p.m.  
Kirkwood City Hall  
139 S. Kirkwood Road  
Kirkwood, MO 63122**

- I. ROLL CALL**
- II. APPROVAL OF THE MINUTES OF THE FEBRUARY 5, 2020 MEETING**
- III. UNFINISHED BUSINESS**
  - 1. PZ-26-20 SITE PLAN REVIEW – 144 WEST ADAMS AVENUE**  
Submitted: 1-27-20 Automatic Recommendation: 5-16-2020  
Petitioner, Adam Hartig  
*Opportunity for Public Comment*  
(Subcommittee – Commissioners Klippel and Eagleton)
- IV. NEW BUSINESS**

None.
- V. COMMISSION/STAFF (INTERNAL) ITEMS**
  - 1. DEVELOPMENT PROJECT UPDATE
- VI. PLANNING AND ZONING SCHEDULE:**
  - 1. MARCH 4 AND 18, 2020 – 7:00 P.M.
  - 2. APRIL 1 AND 15, 2020 – 7:00 P.M.

**Staff Liaison:** Jonathan Raiche; Phone: (314) 984-5926; Email: RaicheJD@kirkwoodmo.org

**Kirkwood Planning and Zoning Commission:** Chairman Allen Klippel, Commissioners Jim O'Donnell, Wanda Drewel, James Diel, Madt Mallinckrodt, David Eagleton, Jim Adkins, Ron Evens, and Greg Frick

**Accommodation:** The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
FEBRUARY 5, 2020**

**PRESENT:**

Allen Klippel, Chairman  
James Diel  
Madt Mallinckrodt  
David Eagleton  
Jim Adkins  
Ron Evens  
Greg Frick

**ABSENT:**

Jim O'Donnell, Vice Chairman  
Wanda Drewel, Secretary/Treasurer

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, February 5, 2020, 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 informed the audience of the Speaker Cards and procedures for making comments. Chairman Klippel announced that Commissioners O'Donnell and Drewel were absent and their absence was excused.
2. Motion was made by Commissioner Evens and seconded by Commissioner Mallinckrodt to approve the minutes for the January 15, 2020, meeting as written. The motion was unanimously approved.
3. Motion was made by Commissioner Adkins and seconded by Commissioner Eagleton to approve the minutes for the January 29, 2020, meeting as written. The motion was unanimously approved.
4. **PZ-13-19 RE-APPROVE FINAL PLAT – THE BLUFFS AT LILY AVENUE (FORMERLY EMMERSON ESTATES)**  
Submitted: 1-27-20  
Petitioner's Agent, Daniel Wind  
(Subcommittee – Commissioners Klippel and Eagleton)

City Planner Raiche stated this request for re-approval is due to the fact that the final plat that was approved in July was not recorded by the petitioner within 90 days of approval. The only change to the plat is the name of the subdivision.

Dan Wind, of Wind Engineering, stated the plat was taken to the County for recording; however, it had been damaged and was past the 90 days. The site has been graded and the sewers have been installed. The street will be installed when the weather improves.

There were no questions or comments from the Commissioners. Motion was made by Commission Evens to approve PZ-13-19 to re-approve the final plat for The Bluffs at Lily Avenue which was formerly known as Emmerson Estates. The motion was seconded by Commissioner Adkins and unanimously approved by the seven members present (Commissioners O'Donnell and Drewel were absent).

**5. PZ-21-20 SPECIAL USE PERMIT (OUTDOOR USE) – SCHNUCK MARKETS, 10233 MANCHESTER ROAD**

Submitted: 12-17-19 Automatic Recommendation: 4-15-2020

Petitioner's Agent, Brad Moore

(Subcommittee – Commissioners Drewel and Evens)

Due to a perceived conflict of interest, Commissioner Adkins recused himself and stepped out of the Chamber.

City Planner Jonathan Raiche stated the subcommittee met on January 21 and discussed store hours and outdoor speakers. Schnuck Markets is proposing to revamp the interior space and the exterior façade. An area in the southeast corner of the store, known as the Food Hall, will provide for service from three tenant restaurants and consumption of food. A new outdoor seating space will be located on the right side of the storefront under an existing canopy that will seat up to 18 customers.

Kathy Duffy with Schnuck Markets was present. There were no questions from the Commissioners.

Commissioner Evens read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner Frick made a motion to approve PZ-21-20 for a Special Use Permit for an outdoor use at the Schnuck Markets store at 10233 Manchester Road subject to the conditions contained in the Subcommittee Report. The motion was seconded by Commissioner Mallinckrodt and unanimously approved by the seven members present (Commissioners O'Donnell and Drewel were absent).

Commissioner Adkins returned to the meeting.

**6. PZ-19-20 AMEND B4 DEVELOPMENT PLAN AND FINAL SITE PLAN – EZ STORAGE, 10461 MANCHESTER**

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

Petitioner's Agent, Stephen Nolan

(Subcommittee – Commissioners O'Donnell, Diel, and Adkins)

City Planner Jonathan Raiche stated the subcommittee met on January 24. The dock that was located on the east side of the building has been removed. In

order to accommodate the proposed physical fitness facility (PZ-20-20 below), additional parking spaces are proposed on the east side of the building.

Robert Klahr of Armstrong Teasdale and J. D. Howell of Sterling Engineering were present. Mr. Klahr stated they have no objection to the conditions of approval.

Chairman Klippel asked if any Speaker Cards were completed and turned in, and Administrative Assistant Patricia Dodel responded that there were none for this application.

Commissioner Adkins read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner Evens made a motion to approve PZ-19-20 for an amendment to the B4 Development Plan and Final Site Plan for EZ Storage at 10461 Manchester Road subject to the conditions contained in the Subcommittee Report. The motion was seconded by Commissioner Diel and unanimously approved by the seven members present

**7. PZ-20-20 SPECIAL USE PERMIT (PHYSICAL FITNESS FACILITY) – BURN BOOT CAMP, 10461 MANCHESTER ROAD**

Submitted: 12-4-19 Automatic Recommendation: 4-2-2020

Petitioner’s Agent, Ted Theodoropoulos

(Subcommittee – Commissioners O’Donnell, Diel, and Adkins)

City Planner Jonathan Raiche stated that clarification of one of the conditions of approval is required, i.e., outdoor use. In response to receiving the subcommittee report, the applicant indicated to Staff that he would like to request a potential revision regarding outdoor use. In addition, City Planner Raiche stated that either the proposed expansion of the eastern parking lot or a recorded shared-parking agreement with Lot A or Lot B would be required.

Ted Theodoropoulos of Burn Boot Camp stated he does not intend to conduct camps outside or play music; however, some of the members may run or do exercises. In response to Commissioner Eagleton’s question, Mr. Theodoropoulos stated he had no objection to installing a bike rack.

Commissioner Diel read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner Diel made a motion to approve PZ-20-20 for a Special Use Permit for a physical fitness facility known as the Burn Boot Camp at 10461 Manchester Road subject to the conditions contained in the Subcommittee Report. The motion was seconded by Commissioner Mallinckrodt.

After discussion regarding the outdoor use restriction, Commissioner Diel made a motion to amend Condition No. 2 of the Subcommittee Report to read as follows: "Outdoor use in conjunction with the Physical Fitness Facility shall be permitted as long as it does not include equipment or music." The motion was seconded by Commissioner Eagleton and unanimously approved.

The amended Subcommittee Report was unanimously approved by the seven members present (Commissioners O'Donnell and Drewel were absent).

**8. PZ-23-20 FINAL B4 PLAN – GENERAL RETAIL AND SPECIAL USE PERMIT (RESTAURANT WITH DRIVE-THRU), 10463 MANCHESTER ROAD**

Submitted: 12-27-19 Automatic Recommendation: 4-25-2020

Petitioner's Agent, Stephen Nolan

*Opportunity for Public Comment*

(Subcommittee – Commissioners O'Donnell, Diel, and Adkins)

City Planner Jonathan Raiche stated the applicant advised that if outdoor seating for the restaurant is desired, the tenant will either abide by the restrictions for accessory outdoor seating or apply for a special use permit amendment. High-visibility continental-style crossings are recommended to be added between the building and the main parking field to the north. Sidewalks along Manchester Road as part of the Route 100 project are being replaced as part of the MoDOT/City project. The applicant is required to provide all necessary easements for said improvements. The building elevation was reviewed by the Architectural Review Board at their February 3 meeting and approved with minor revisions.

Robert Klahr of Armstrong Teasdale stated the easements with MoDOT have been executed.

Chairman Klippel asked if any Speaker Cards were completed and turned in, and Administrative Assistant Dodel responded there were none for this application.

Commissioner Adkins read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner Diel made a motion to approve PZ-23-20 for the Final B4 Plan for general retail at 10463 Manchester Road subject to the conditions contained in the Subcommittee Report. The motion was seconded by Commissioner Eagleton and unanimously approved by the seven members present (Commissioners O'Donnell and Drewel were absent).

Commissioner Evens made a motion to approve PZ-23-20 for a Special Use Permit for a restaurant with a drive thru at 10463 Manchester Road subject to the conditions contained in the Subcommittee Report. The motion was seconded by Commissioner Diel and unanimously approved by the seven members present (Commissioners O'Donnell and Drewel were absent).

**9. PZ-24-20 FINAL B4 PLAN – FIRST COMMUNITY CREDIT UNION, 10357 MANCHESTER ROAD**

Submitted: 12-27-19

Petitioner's Agent, Stephen Nolan

*Opportunity for Public Comment*

(Subcommittee – Commissioners O'Donnell, Diel, and Adkins)

City Planner Jonathan Raiche stated the credit union with a drive thru is a permitted use in the B-4 Zoning District. High-visibility continental style crossings and a bike rack will be installed in the development. The building elevation was reviewed by the Architectural Review Board at their February 3 meeting and approved with minor revisions.

Commissioner Diel read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner Diel made a motion to approve PZ-24-20 for the Final B4 Plan for the First Community Credit Union at 10357 Manchester Road subject to the conditions contained in the Subcommittee Report. The motion was seconded by Commissioner Frick and unanimously approved by the seven members present (Commissioners O'Donnell and Drewel were absent).

**10. PZ-26-20 SITE PLAN REVIEW – 144 WEST ADAMS AVENUE**

Submitted: 1-27-20 Automatic Recommendation: 5-16-2020

Petitioner, Adam Hartig

*Opportunity for Public Comment*

City Planner Jonathan Raiche stated the petitioner is proposing to construct a multi-family building on the 63'x100' lot in the B-2 Zoning District. An amendment would be required to the City's Framework Plan which regulates where commercial development is required in the downtown area. This lot on the southeast corner of Clay Avenue and Adams Avenue currently contains a vacant one-story office building most-recently occupied by an optometrist office and the Spanish Club House. The proposed three-story building would contain four garages with access to Clay Avenue on the first floor and two condominium units on each of the second and third floors. Each living unit contains approximately 2,700 square feet. The building would be built almost to the property line on Clay Avenue and would be stepped back from Adams Avenue by a few feet.

In response to Commissioner Diel's question, Mr. Raiche replied that the City Council amended the Framework Plan to include Adams Avenue in an effort to preserve existing commercial area.

Adam Hartig commented that his uncle owns the property and his grandfather opened the optometrist office. The 70-year old building contains asbestos and is obsolete. He believes the size of the lot would prohibit a commercial or office building with the required off-street parking.

Chairman Klippel appointed himself and Commissioner Eagleton to the subcommittee. The subcommittee scheduled a meeting at the site for Tuesday, February 11 at 8 a.m.

#### 11. DEVELOPMENT PROJECT UPDATE

City Planner Raiche stated the public hearing for Lou Fusz' minor repair facility at 10831 Manchester Road will be held tomorrow night. The public hearing for the Zoning, Subdivision, and Sign Code re-writes has not been scheduled yet. The public hearing for Teleo Coffee will be held on February 20.

There being no further business, motion was made by Commissioner Diel and seconded by Commissioner Eagleton to adjourn at 8:25 p.m.; and the next meeting will be held on February 19, 2020, at 7 p.m. in the Council Chambers at Kirkwood City Hall.

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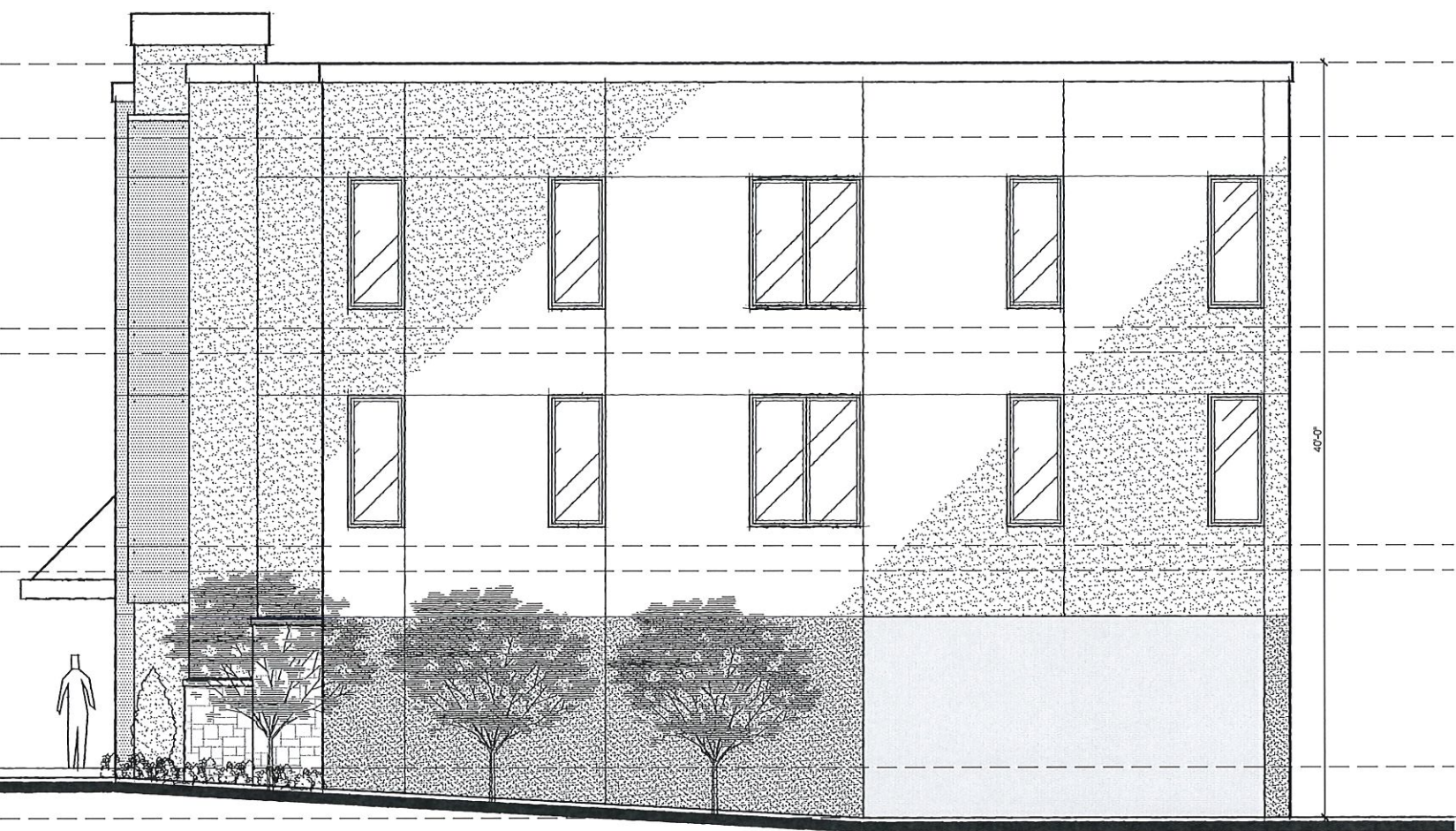
Allen Klippel, Chair

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Wanda Drewel, Secretary/Treasurer

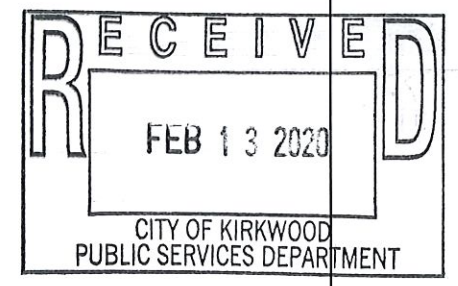
Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at [www.kirkwoodmo.org](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.

TOP OF BUILDING PARAPET (EL: 137'-4")  
 ROOF TRUSS SET HEIGHT (EL: 133'-4 7/8")  
 3RD FLOOR TOP OF SUBFLOOR (EL: 123'-3 3/4")  
 FLOOR TRUSS SET HEIGHT (EL: 121'-11 3/4")  
 2ND FLOOR TOP OF SUBFLOOR (EL: 111'-9 1/8")  
 FLOOR TRUSS SET HEIGHT (EL: 110'-5 1/8")  
 TOP OF 1ST FLOOR SLAB (EL: 102'-0")  
 GARAGE ENTRY ALONG CLAY AVE (EL: 97'-4")



RIGHT SIDE EXTERIOR ELEVATION 2  
 SCALE 1/4" = 1'-0" A3.0

ARCHITECT:  
**JSO**  
 SERVICES, LLC  
 P.O. BOX 410994  
 SAINT LOUIS, MISSOURI 63141  
 PH. 1.417.343.2602  
 WWW.JOHNSDOM.COM  
 E-MAIL: JOHN@JOHNSDOM.COM  
 CONTACT: JOHN S. ODOM  
 MISSOURI ARCHITECTURAL  
 CORPORATION LICENSE NUMBER:  
 2009027291  
 PROJECT:  
 CONDO DEVELOPMENT FOR:  
 144 WEST ADAMS AVE  
 KIRKWOOD MO 63122



TOP OF BUILDING PARAPET (EL: 142'-0")  
 TOP OF BUILDING PARAPET (EL: 137'-4")  
 ROOF TRUSS SET HEIGHT (EL: 133'-4 7/8")  
 3RD FLOOR TOP OF SUBFLOOR (EL: 123'-3 3/4")  
 FLOOR TRUSS SET HEIGHT (EL: 121'-11 3/4")  
 2ND FLOOR TOP OF SUBFLOOR (EL: 111'-9 1/8")  
 FLOOR TRUSS SET HEIGHT (EL: 110'-5 1/8")  
 TOP OF 1ST FLOOR SLAB (EL: 102'-0")



FRONT EXTERIOR ELEVATION 1  
 SCALE 1/4" = 1'-0" A3.0

JOHN S. ODOM, ARCHITECT  
 MISSOURI LICENSE NUMBER:  
 A-2009027291  
 THIS SEAL IS FOR ARCHITECTURAL  
 INFORMATION ONLY  
 SPECIAL NOTICES  
 In the event the client contracts with a sub-contractor or other  
 professional, the architect shall not be responsible for the  
 design, construction, and/or performance of such sub-contractor  
 or other professional. The architect shall be responsible for the  
 design, construction, and/or performance of the architect's  
 own work. The architect shall not be responsible for the  
 design, construction, and/or performance of any other  
 professional or contractor who is not a member of the  
 Missouri Board of Architecture.  
 Drawn: JSD  
 Date: 02/16/20

**A3.0**  
 EXTERIOR ELEVATIONS