



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
Via Zoom Virtual Meeting
May 5, 2021**

PRESENT:

Jim Adkins, Chairman
David Eagleton, Secretary/Treasurer
Allen Klippel
Tom Feiner
Mary Lee Salzer-Lutz

ABSENT:

James Diel, Vice Chairman
Jim O'Donnell
Ron Evens
Sandy Washington

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, May 5, 2021, at 7:00 p.m. via Zoom Virtual Meeting. Planning and Development Services Director Jonathan Raiche and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Adkins called the meeting to order at 7 p.m.

Mr. Raiche stated for the record that Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. The U.S. and the World are in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

Chairman Adkins stated that Commissioners Diel, O'Donnell, Evens, and Washington were absent and their absence was excused.

2. Motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Eagleton to approve the minutes for the March 17, 2021, meeting as written.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	Absent
Commissioner Diel	Absent
Commissioner Eagleton	"Yes"
Commissioner Evens	Absent
Commissioner Feiner	"Yes"
Commissioner Salzer-Lutz	"Yes"
Commissioner Washington	Absent

The motion was unanimously approved by the five members present.

3. PZ-01-22 AMEND ZONING AND SUBVISION CODE CHAPTER 25

Planning and Development Services Director Jonathan Raiche stated staff has identified two items in the recently-adopted Zoning and Subdivision Code that are being recommended to be corrected. The first item is the approval mechanism for Special Use Permits. In an effort to standardize the City’s review processes, Special Use Permits follow the same procedures as Major Site Plan Review. However, since Major Site Plans are approved by Resolution and Special Use Permits were previously approved by Ordinance due to the nature of those uses, staff is recommending that Section 25-20(d)(1) be amended as follows:

- (1) A special use permit application shall be reviewed in the same manner as a major site plan review, as set forth in §25-19(e), except that the City Council may approve, approve with modifications or supplementary conditions, or deny the application by ordinance.

The second item is in response to a recommendation from the Downtown Master Plan in which the City previously revised the Code to allow multi-family development in the B2 District in certain areas of Downtown. This revision did not include “Dwelling, Row” or “Dwelling, Two-family”. The new Code now lists all three multi-family style buildings as “Permitted with Standards” in the B2 District. The revised language would read as follows:

Add the following new subsection (3) to Section 25-36(f):

- (3) In the B-2 District, unless otherwise approved as part of a mixed-use development, row dwellings cannot be constructed on properties that are designated as Mandatory Commercial in the Downtown Master Plan & Parking Study’s Framework Plan. See Figure 36-A.

Add the following new subsection (2) to Section 25-36(g) and numbering the existing subsection as needed:

- (2) In the B-2 District, unless otherwise approved as part of a mixed-use development, two-family dwellings cannot be constructed on properties that are designated as Mandatory Commercial in the Downtown Master Plan & Parking Study’s Framework Plan. See Figure 36-A.

Motion was made by Commissioner Feiner to recommend approval of the Zoning Code Text Amendments found in Exhibit 1 of the Staff memo dated May 5, 2021, as follows:

Roll Call:

Chairman Adkins	“Yes”
Commissioner Klippel	“Yes”
Commissioner O’Donnell	Absent
Commissioner Diel	Absent
Commissioner Eagleton	“Yes”
Commissioner Evens	Absent
Commissioner Feiner	“Yes”
Commissioner Salzer-Lutz	“Yes”
Commissioner Washington	Absent

4. Planning and Development Services Director Jonathan Raiche stated

- Harmony Homes submitted an application for a nursing home at 600 N Ballas Road, and if the application is deemed complete, this proposal will be on the Commission's agenda for May 19;
- The Bill amending the Framework Plan passed first reading on April 15 and second reading is scheduled for May 6;
- Randall's Wines had their public hearing on April 15 and first reading is scheduled for May 6;
- The Subdivision Modification for a Boundary Adjustment on South Fillmore was approved April 1 and the plat was signed by the City;
- The BP station at 10901 Manchester has installed an 8' fence and the approval for the building addition has expired;
- The Commerce Bank has listed the vacant lot for sale;
- Construction plans have been received for the recently-approved multi-family building at 134-138 W Madison;
- The final site plan for Kirkwood Flats at 426 N Kirkwood has not been submitted yet;
- Construction has commenced at the Townes at Geyer Grove, and the Architectural Review Board approved the fourth building.

There being no further business, motion was made by Commissioner Eagleton and seconded by Commissioner Feiner to adjourn at 7:30 p.m. The next meeting will be held via Zoom on May 19, 2021, at 7 p.m.

Jim Adkins, Chair

David Eagleton, 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, then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.