



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
Via Zoom Virtual Meeting
August 18, 2021**

PRESENT:

Jim Adkins, Chairman
James Diel, Vice Chairman
David Eagleton, Secretary/Treasurer
Allen Klippel
Tom Feiner
Mary Lee Salzer-Lutz
Sandy Washington
Ron Evens

ABSENT:

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 18, 2021, at 7:00 p.m. via Zoom Virtual Meeting. Planning and Development Services Director Jonathan Raiche and Planner II Amy Lowry 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 read the ground-rules for public comment.

Chairman Adkins stated that all Commissioners were present.

2. Commissioner Feiner requested clarification on the second paragraph of page two. Mr. Raiche confirmed that Staff's opinion is that the final site plan is consistent with the preliminary development plan. Motion was made by Commissioner Klippel and seconded by Commissioner Salzer Lutz to approve the minutes for the August 4, 2021, meeting as written.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	Abstained

Commissioner Feiner	"Yes"
Commissioner Salzer-Lutz	"Yes"
Commissioner Washington	"Yes"
Commissioner Scott	"Yes"
Commissioner Klippel	"Yes"

The motion was approved by a vote 8-0 with 1 abstention.

3. PZ-06-22 FINAL SITE PLAN/MIXED USE IN B-2 – THE JAMES, 426 N KIRKWOOD AND SITE PLAN FOR TEMPORARY BANK BUILDING, 128 W WASHINGTON

Submitted: 7-16-21

Petitioner's Agent, Josh Udelhofen

(Subcommittee – Commissioners Klippel, Eagleton, and Adkins)

Ms. Lowry explained that the outstanding comments previously presented by Staff have been addressed by the revised plan submission and provided a summary of the discussion topics that occurred at the subcommittee meeting on August 10th. The summary included the following: noting that revisions accommodate concerns of the neighbors; the need for the public access easement to run the entire length of the north property line; a recommendation for enhanced lighting on both ends of the mid-block crossing to be required along with the pedestrian hybrid beacon and for the final design to follow FHWA's Safe Transportation for Every Pedestrian guidance; discussion about the inability to provide a direct north/south connection in the middle of the site due to the change in topography; confirmation that the proposed guest room on the second floor would not contain a kitchen and should be limited to length of stays similar to the City's existing short-term rental regulations; and confirming that the applicant requested the temporary bank building to be allowed up to 24 months from the date of occupancy for said temporary building with the ability to extend. Ms. Lowry explained the revised plans and how they have delineated the proposed public use easement areas.

Commissioner Eagleton referenced the mid-block pedestrian path along the northern property line and its relation to the recommendations of the City's Downtown Master Plan. He stated that he believes there is a missed opportunity with not providing a direct pedestrian connection between the subject property and the property to the north.

Mr. Udelhofen was available for questions and responded to Mr. Eagleton's concern by stating that there are proposed pedestrian connections on both the east and west end of the pedestrian path along the northern property line but the Alpine Shop parking row and their lack of interest in removing the existing parking prevented them from providing any additional connection.

Commissioner Salzer-Lutz asked whether or not a condition was included that limited the guest room to guests of residents of the development. Ms. Lowry replied that condition #4 references that the guest suite is intended as an amenity for tenants of the building.

Commissioner Feiner raised question about the decrease size of the area of the

proposed plaza that would be available for public use because of the delineation of private seating shown on the final site plan. Commissioner Feiner also voiced concern for the decrease in the commercial tenant space and whether or not the decrease in these areas would make the final site plan inconsistent with the preliminary plan. Mr. Raiche and the applicant provided confirmation that the public plaza in the preliminary plan was approximately 3,700sf whereas the proposed public portion of the plaza on the final site plan is approximately 2,300sf. The total proposed size of the plaza (public plus private) is approximately 3,300 sf. Commissioner Feiner expressed concern that these two items are significant decreases in items previously proposed as public benefits to off-set the modifications granted and questioned whether these changes were enough to make the current proposal inconsistent with the original proposal.

Commissioner Klippel read the underlined portions of the Subcommittee Report:

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
August 18, 2020**

PETITION NUMBER: PZ-6-22

ACTION REQUESTED: B-2, MIXED-USE FINAL SITE PLAN REVIEW AND
TEMPORARY BANK SITE PLAN REVIEW

PROPERTY OWNERS: UMB BANK, NA

APPLICANT: JOSH UDELHOFEN, LINDELL DEVELOPMENT

PROPERTY LOCATION: 416 - 432 N. KIRKWOOD ROAD AND 105 E.
WASHINGTON AVENUE (MIXED-USE SITE) AND
128 W. WASHINGTON (TEMPORARY BANK SITE)

ZONING: B-2, GENERAL BUSINESS DISTRICT (CENTRAL
BUSINESS DISTRICT)

DRAWINGS SUBMITTED:FINAL SITE PLAN PACKET (SHEETS C1.0, C2.0,
C5.0) PREPARED BY STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC. STAMPED
"RECEIVED AUGUST 6, 2021, CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT" AND FINAL
SITE PLAN (SHEET C3.0) PREPARED BY STOCK &
ASSOCIATES CONSULTING ENGINEERS, INC.
STAMPED "RECEIVED AUGUST 11, 2021, CITY OF
KIRKWOOD PUBLIC SERVICES DEPARTMENT"

SITE PHOTOMETRIC PLAN (SHEET C4.0)
PREPARED BY STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC. STAMPED

“RECEIVED AUGUST 6, 2021, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

TREE STUDY, TREE PRESERVATION AND PROTECTION PLAN, AND LANDSCAPE PLANS (SHEETS: TS, TPP, L1.01, L2.01) PREPARED BY JERALD SAUNDERS, LOOMIS ASSOCIATES LANDSCAPE ARCHITECTS & PLANNERS, STAMPED “RECEIVED AUGUST 6, 2021, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

ARCHITECTURAL SITE PLANS (12 SHEETS) PREPARED BY ESG ARCHITECTURE AND DESIGN, STAMPED “RECEIVED AUGUST 6, 2021, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

UMB TEMPORARY BANK SITE PLAN (2 SHEETS) PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. STAMPED “RECEIVED AUGUST 6, 2021, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

DESCRIPTION OF PROJECTS:

The applicant is requesting approval of final site plan according to the B-2, Mixed-Use procedure set forth in Section 25-18(c)(5) of the City’s Zoning Code. The existing site is approximately 2.56 acres and consists of a stand-alone building for UMB Bank. The proposed plan includes demolition of the existing structure and construction of a 5-story mixed-use building with 7,462 square feet of commercial space on the first floor, 1 guest suite on the second floor, and 152 residential units on the top 4 floors. There is also structured parking included in the rear of the first floor and on a lower level. The proposed plan includes a right-in/right-out access on Kirkwood Road and one access point on Washington Avenue with a prohibited left turn out. Additional detail of the final site plan is provided later in this report.

The applicant is also requesting site plan review of a temporary UMB bank site to be located in a .46-acre lot at 128 W. Washington Avenue. The existing use is a parking lot. The structure is proposed to be a one-story, modular building with 1630 square feet.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The mixed use site is designated as Downtown on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Apartments) and Regional/Neighborhood are both listed in this land use category as appropriate development types.

The subject properties at the mixed-use site are currently zoned B-2, General Business District (Central Business District) which allows for mixed-use buildings subject to certain requirements.

Surrounding zoning and land uses include the following:

To the north: The property is zoned B-2 and is occupied by a retail business.

To the south: There is one commercial property on the same block that is zoned B-2 and is occupied by a gas/service station. Across Washington, there is another retail bank/office building zoned B-2.

To the east: Directly adjacent to the subject site are existing multi-family buildings zoned R-5 with single-family residential zoned R-3 further to the east.

To the west: Across Kirkwood Road, properties are zoned B-2 and contain various retail/commercial uses.

The temporary building site is zoned B-2, General Business District (Central Business District) which allows financial institutions as a permitted use. The surrounding zoning and land uses are B-2 to the south and east on this block and to the north across Washington Avenue with office and parking lot uses, and R-5 to the west across Clay Avenue with place of worship uses.

DEPARTMENTAL/AGENCY COMMENTS:

- Electric:
1. Electrical utility easements for the path of the primary wire and the area surrounding the pad mount transformer will need to be addressed on the consolidation plat.
 2. The proposed final site plan is acceptable, however, the final electrical plan will need to have more details added prior to building permit approval.
 3. The building loading estimate is acceptable with residential units on a 3,000 amp, 3-phase, 4-wire, 120/208Y panel and retail fire pump and house loads on 4,000 amps, 3-phase, 4 wire, 120/208Y volt service. A more detailed loading plan will be required prior to building permit approval.
 4. The plans call for meter rooms on the second and fourth floor of the building. The meters should be mounted on an external wall for access to them without entering the building.
 5. Electric has preliminary information regarding the temporary bank location, but will need detailed plans prior to building permit approval.
- Water:
1. Water service/ Fire service to be installed per City of Kirkwood Water Main and Fire Line Specifications.
 2. Contractor must provide proper water/ sewer separation per DNR and City and Kirkwood Water regulations (10' min horizontal/ 18" crossing); Contractor will need to reconsider alignment or spec materials for seamless/ restrained joint pipe where spacing cannot be achieved.
 3. Vault to house proper appurtenances (see specifications).

4. Water lines shall maintain a minimum horizontal distance of 5' away from any retaining wall.
5. Maintain a minimum of 10' radius between fire hydrants and sewer manholes.

Engineering: No comment.

Forester: No comment.

- Building/Fire:
1. Plumbing Fixtures Table 403.1 of the International Plumbing Code requires the "minimum number of required plumbing fixtures" shall include seasonal outdoor seating and entertainment areas.
 2. A flow test is required.
 3. Emergency access to the property to the north is required. Recorded cross access easement shall be provided prior to issuance of permits.
 4. Signage and/or striping for prohibited parking along the proposed interior driveway shall be required at the direction of the Fire Department.
 5. Construction details for both divided entrances shall be provided prior to issuance of permits to ensure that Fire Department access is not impeded by curbs or signs.

SITE ELEMENTS ANALYSIS:

Mixed Use Structure and Unit Density

The proposed mixed-use structure has a maximum building height of 58.61 feet; 60 feet is the maximum height that can be considered without a modification or variance under the B-2, Mixed-Use process (there is a measurement discrepancy on Sheet AS0.1A which is addressed in condition 18 of this report below). In addition to the height in feet, the Code also restricts height to that which would create a FAR of 2.5. The FAR for this project is 1.55; this calculation excludes the attached parking structure as the City has not historically required attached parking structures to be included in the commercial FAR calculation.

Under the Zoning Code provisions in effect when the preliminary site plan was approved, the B-2 District had a front setback requirement range of 0 feet to 51 feet. The proposed structure is located approximately 20 feet from the property line along Kirkwood Road. There is no required structure setback along the north property line. The required structure setback from the east property line is 50% of the proposed building height, or 29.31 feet in this case (there is a discrepancy on Sheet C3.0 which is addressed in condition 18 of this report below). The structure is proposed to be set back approximately 65 feet from the eastern property line.

The Zoning Code also requires that the structure must be located within the required front setback range in order to be included in the minimum street frontage occupation requirement along Kirkwood Road. The street frontage occupation requirement for the subject site, in Phase 2 of Downtown, is 75%. The plans indicate that the proposed building occupies approximately 56% (174

feet/310 feet) of the Kirkwood Road frontage excluding the proposed plaza area. This is slightly more than the 54% modification given by City Council in its Resolution 118-2020A approving the preliminary development plan. If the proposed public plaza area were replaced with building, the frontage occupation would be approximately 76%.

At the time of the preliminary plan, the B-2 District regulated density by requiring a minimum lot size of 1,200 square feet per residential unit proposed. The current regulations allow 43 units per acre (approximately 1,000 square feet per unit). The proposed plan includes 152 units which results in 734 square feet of lot area per residential unit. This density meets the modification given by City Council in its Resolution 118-2020A.

Mixed-Use Traffic & Site Access Management

The applicant is proposing one restricted access point on Kirkwood Road and one restricted access point on Washington Avenue. The Kirkwood Road access point is indicated as right-in/right-out and prohibits left turns into and out of the site. The Washington Avenue access point is proposed to prohibit left turns out of the site. There is also a proposed internal access point in the northeast portion of the site that would provide cross access to the adjacent property to the north on an emergency-only basis so that site visitors cannot pre-empt the prohibition of left turns into the site from Kirkwood Road by going through the neighboring property to the north.

Mixed-Use Parking

The proposal includes a combination of surface parking and 2 levels of structured parking under the proposed building. According to information provided by the applicant, there will be 291 parking stalls provided on the site. The City's Code would require 228 parking stalls for the residential portion of the development which would leave 63 dedicated spaces to accommodate the commercial tenants. The restaurant, with a 15% reduction in incidental areas, would require 45 spaces, the UMB bank would require 8 spaces, the guest suite would require 1 space, and the leasing office would require 1 require space, for a total of 55 parking stalls. At 291 total parking stalls provided, including 9 accessible and 2 lift van spaces, there is an excess of 8 parking spaces. The plan provides 114 single bike racks for the residential units (26 required), and 6 double bike racks (accommodating 12 bikes) that are required to be publicly accessible for the bank, restaurant and leasing office.

Mixed-Use Landscaping & Buffering

The submitted species-specific landscape plan complies with City regulations, including the two modifications approved by City Council in its Resolution 118-2020A. Those modifications allowed for a minimum of 4 rear yard understory trees instead of the required 15 and for 7 Kirkwood Road frontage canopy trees instead of the required 9. On the east side of the site, the final plan includes 1 canopy tree in the dog park and 5 understory trees in parking row landscape islands to meet the understory tree modification. The final plan includes 8 frontage canopy trees along the right-of-way along Kirkwood Road and 6 additional understory trees in the on-site plaza in the northwest corner of the site

to meet the canopy tree modification. The applicant is proposing a 6' tall sight-proof fence along the entire length of the eastern property line to provide visual buffering which meets the minimum buffering requirements for the district. The proposed landscape plan meets the approved modifications in Resolution 118-2020A.

Mixed-Use Lighting

The submitted lighting plan complies with City regulations.

Mixed-Use Modifications

The following modifications from the Zoning Code were approved by City Council in its Resolution 118-2020A. A comparison of the approved and required items is as follows:

Requirement	Required	Approved	Provided
Density (sf of lot area/unit)	1,200	734	734
Frontage Occupation (Kirkwood Road)	75%	54%	56%
Eastern Rear Yard Plantings (understory trees)	15	4	5 plus 1 canopy
Frontage Trees (Kirkwood Rd)	9	7	8

Temporary Bank Branch Facility

As part of their proposal, the applicant is also requesting approval for the ability to operate a temporary banking branch facility during construction. The applicant is proposing to locate the temporary operations on a surface parking lot at 128 W. Washington Avenue. The proposed site plan meets the regulations for this zoning district in terms of height (40 feet allowed; 1-story proposed); FAR (2.5 permitted; .08 proposed); structure setbacks; traffic access management; parking (6 parking stalls required; 8 provided – including 1 lift van accessible); and lighting. Because of the temporary nature of the building, additional landscaping is not being required.

DISCUSSION:

Zoning Matters signs were placed on the property on July 30, 2021. The request was introduced at the Planning & Zoning Commission meeting on August 4, 2021. A subcommittee meeting was subsequently held on August 10th via Zoom. A list of attendees of the subcommittee meeting can be seen in Exhibit B. At the subcommittee meeting, the following items were discussed:

1. The project has been thoroughly vetted and the revisions appear more accommodating to the neighboring properties.
2. The public access easement should run the entire length of the north property line. The applicant provided an updated site plan sheet with the easement extended subsequent to the subcommittee meeting. A condition to clarify this requirement was included.
3. The Pedestrian Hybrid Beacon (a.k.a HAWK Signal) design is still to be determined but should include Federal Highway Administration (FHWA) Safe

- Transportation for Every Pedestrian (STEP) recommendations on enhanced lighting directed from both sides of the street and continental crosswalk striping with highly reflective paint.
4. A walkway from the property to the north is not possible due to grade issues.
 5. The guest room on the second floor should not include a kitchen and should be limited to short-term use as in the short-term rental regulations in the Zoning Code.
 6. The applicant proposes use of the temporary bank building for up to 24 months from the date of occupancy of the temporary building, with the ability to extend that period if necessary. The applicant reports it will take 30-60 days to erect the temporary building.

RECOMMENDATIONS:

The Subcommittee recommends that the proposed Final Site Plan for Mixed-Use in a B-2 District for the above referenced properties be **approved** in accordance with Resolution 118-2020A and with the following conditions:

1. The mixed-use project shall be constructed and maintained in accordance with the plans referenced in the Drawing Submitted portion of this report, except as noted herein.
2. The temporary banking facility at 128 W. Washington Avenue shall be constructed and maintained in accordance with the plans referenced in the Drawing Submitted portion of this report, except as noted herein. The use by UMB Bank of the temporary building shall be limited during construction of the permanent facility to 24 months from the approved occupancy date of the temporary building. The time limit for the use of the temporary building may be extended at the discretion of the Planning and Development Services Director. The temporary building shall be vacated and removed from the site within 60 days of the approved occupancy date of the permanent facility.
3. Exhibit C contains a list of commercial, office and mixed uses approved by City Council in Resolution 118-2020A in accordance with Zoning Code Section 25-34(i)(4). The list has been updated to reflect the current land use terms from Zoning Code Section 25-35, Table 35-1: Principally Permitted Uses, including "restaurant" which is now a permitted use. All special uses listed under Table 35-1 or under Table 44-1 shall require a separate application for a special use permit, including for the proposed outdoor dining area.
4. The guest suite is intended as a hotel-style room and an amenity for tenants of the building. It shall be less than 400 square feet and shall not contain a kitchen. The guest suite shall be rented on a daily basis for no more than 14 consecutive days and not more than 30 days in a calendar year to any particular guests.
5. A public use easement to ensure the availability of said area for public benefit shall be required for the plaza area near the northwest corner of the building and for a public walkway along the northern property line indicated on the proposed preliminary development plan. Said easement along the north property line shall extend to the east property line for potential future connection.

6. A mid-block crossing across Kirkwood Road shall be provided including a Pedestrian Hybrid Beacon (a.k.a. HAWK Signal). Analysis by a professional transportation engineering firm shall be provided regarding the final design and location of said crossing. Said analysis and final design will be reviewed by the Public Services Department, but shall include FHWA STEP recommendations on enhanced lighting and continental crosswalk striping with highly reflective paint.
7. Curb extensions shall be installed on the northwest and southwest quadrants of the intersection of Taylor Avenue and Washington Avenue. Final design of said curb extensions shall be subject to review by the Public Services Department.
8. The proposed access point on Kirkwood Road shall be constructed to permit right-in and right-out traffic only. Signage shall be installed reflecting this restriction as directed by the Public Services Department.
9. The proposed access point on Washington Avenue shall be constructed to prohibit a left-out turning movement. Signage shall be installed reflecting this restriction as directed by the Public Services Department.
10. Construction details for both divided entrances shall be provided prior to issuance of permits to ensure that Fire Department access is not impeded by curbs or signs.
11. In an effort to avoid unintended cut-through traffic and the potential for related issues on Kirkwood Road, the proposed internal cross-access in the northeast corner of the site between the subject site and the adjacent site to the north shall be restricted to emergency access only. A gate shall be provided and coordinated with the Kirkwood Fire Department. A recorded cross-access agreement shall be provided for emergency access prior to issuance of permits.
12. A minimum 6' tall sight-proof fence shall be installed along the eastern property line and shall be built with either a cementitious finish or a material comparable to Simtek composite.
13. All existing driveway entrances shall be removed and restored.
14. Prior to issuance of the permits on the permanent and temporary building sites, more detailed electrical and loading plans shall be submitted to and approved by Kirkwood Electric.
15. Prior to the issuance of permits, plans for electric meters to be mounted on an external wall for access to them without entering the building shall be submitted to and approved by Kirkwood Electric.
16. Prior to issuance of permits, all Kirkwood Water comments must be addressed and resolved.
17. Prior to issuance of permits, adequate Fire Department access must be approved by the Fire Marshal.
18. Technical corrections shall be made on the Drawings Submitted prior to issuance of permits, however, these corrections do not affect the project's ability to otherwise meet regulations:
 - a. On Title Sheet C1.0, Note 6 change "Side Yard" to "Rear Yard", "Rear Yard" to "Side Yard", and "No Rear Yard Setback Required" to "No Side Yard Setback Required".

- b. On Building Height Sheet AS0.1A, corrections should be made in the Average Grade Plane site plan and in the Building Height City of Kirkwood calculation to correct the building height to 58.61 feet.
 - c. On Final Site Plan Sheet C3.0, the required north side building setback should be corrected to 29.31 feet.
19. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Jim Adkins

David Eagleton

Allen Klippel

Chairman Adkins asked the audience if they had any comments, and no one responded. Chairman Adkins then opened the item for discussion amongst the Commission.

Motion was made by Commissioner **Evens** and seconded by Commissioner **Eagleton** to approve PZ-06-22, an application for a Final Site Plan Review of a Mixed-Use Development in the B-2 Zoning District and for a temporary bank facility at 128 W. Washington Avenue subject to the conditions contained in the Subcommittee Report.

Commissioner Evens asked for clarification on the outstanding items for Kirkwood Water to which Staff explained that the items were specifications related to the construction details that could be addressed in permit details and is not anticipated to change the proposed site plan. Commissioner Evens also asked for clarification about the plaza information. Mr. Raiche explained that the preliminary development plan showed a plaza but did not delineate specific private space and that this element was revised during their final design as part of the final site plan process. Commissioner Evens asked about whether short term rentals were currently allowed in multi-family in addition to single-family homes. Ms. Lowry explained that a Special Use Permit would be required for either single-family or multi-family units that would be rented as short-term rental. Mr. Raiche later added that the subcommittee report referenced the guest room as a hotel-style unit because hotels are a permitted use in the B-2 District and this proposal is not in a multi-family district but is in the B-2 District.

Commissioner Feiner stated that he was concerns about the decrease in commercial area and decrease in the public plaza area. He stated that he feels that the public benefit has been reduced and he feels that the project has been negatively affected by these changes. Commissioner Feiner acknowledged that some of the revisions, like the increased setback from the eastern property line, are beneficial. He believes that the Commission should not diminish the public benefits that were part of original approvals.

Commissioners Diel, Eagleton, and Adkins stated that they feel the changes are minimal, that the plan is still consistent with these changes, and that the public benefits are still present with the final site plan.

Chairman Adkins called for a vote on the motion to approve PZ-06-22, an application for a Final Site Plan Review of a Mixed-Use Development in the B-2 Zoning District and for a temporary bank facility at 128 W. Washington Avenue subject to the conditions contained in the Subcommittee Report.

Roll Call:

Chairman Adkins	“Yes”
Commissioner Diel	“Yes”
Commissioner Eagleton	“Yes”
Commissioner Evens	“Yes”
Commissioner Feiner	“No”
Commissioner Salzer-Lutz	“Yes”
Commissioner Washington	“Yes”
Commissioner Scott	“Yes”
Commissioner Klippel	“Yes”

The motion was approved by a vote of 8-1 with Commissioner Feiner opposed.

4. Planning and Development Services Director Jonathan Raiche stated

- Townes at Geyer Grove is getting close to closing on their first unit
- Hi Pointe Drive-in received positive recommendation from ARB with minor revisions
- Pi Pizzeria/Rico Mexican has applied for sign review and liquor license in the former Kirkwood Brewhouse location
- An application for a restaurant with outdoor seating was received for Down by the Station and is under Staff review; it could be on the September 1st P&Z agenda pending the Staff review
- Trailnet Historic Community Bicycle Ride on Sunday, August 22nd, registration begins at 9am
- Clementine’s Ice Cream has also been announced as the new tenant for the former Custard Station and they have been granted occupancy approval. Exact date of opening is unknown

There being no further business, motion was made by Commissioner Eagleton and seconded by Commissioner Salzer-Lutz to adjourn at 8:02 p.m. The next meeting will be held via Zoom on September 1, 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.