

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**Via Zoom Virtual Meeting**

**January 5, 2022**

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

Jim Adkins, Chair James Diel, Vice Chair

David Eagleton, Secretary/Treasurer

Ron Evens

Allen Klippel

Tom Feiner

Sandy Washington

Mary Lee Salzer-Lutz

Darrell Scott

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, January 5, 2022, at 7:00 p.m. via Zoom Virtual Meeting. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

**1.** Chair Adkins called the meeting to order at 7:00 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 still 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.

Chair Adkins announced that Commissioner Diel was absent and his absence was excused.

2. Motion was made by Commissioner Feiner and seconded by Commissioner Eagleton to approve the minutes for the December 15, 2021, meeting as written.

Roll Call:

Chairman Adkins “Yes”

Commissioner Diel Absent

Commissioner Eagleton “Yes”

Commissioner Evens “Yes”

Commissioner Feiner “Yes”

Commissioner Salzer-Lutz Abstained

Commissioner Washington “Yes”

Commissioner Scott “Yes”

Commissioner Klippel “Yes”

The motion to approve the minutes was approved.

**3. PZ-11-22 SPECIAL USE PERMIT (ANIMAL FACILITY, MAJOR)– KIRKWOOD**

**VETERINARY HOSPITAL, 455-459 SOUTH KIRKWOOD ROAD**

Submitted: 12-15-2021

Petitioner’s Agent, Rick Renschen

City Planner II Amy Lowry stated the applicant is requesting a Special Use Permit to operate a veterinary clinic at 455-459 South Kirkwood Road in the Woodbine Center, which is zoned B-4. A floor plan, showing seven exam rooms, surgery, treatment, reception, offices, etc., was provided. A Letter of Intent to lease the space was submitted. Their hours of operation would be 7 a.m. to 7 p.m. Monday through Saturday with Sunday, if needed for an emergency. They are not, however, an emergency clinic. Boarding services would not be provided but there may be times when an animal will require an overnight stay due to a surgery.

In response to Commissioner Feiner’s questions, staff responded that RJC Partnership LLC owns the Woodbine Center and submitted a Letter of Intent to lease space to the applicant. The landlord will address any noise complaints.

Dr. Stuart Robson and Jessica, Hospital Administrator, were present. Dr. Robson stated his current facility, Fox Creek Veterinary Hospital, is located in Wildwood. Fox Creek is located on eight acres and has boarding facilities. In response to Commissioners’ questions, Dr. Robson responded that the proposed location would not provide boarding services. An animal might require an overnight stay following surgery. Depending on hours and number of clients, there will be between 12 to 15 staff at one time. Medical waste would be contained inside the building until it is picked up by a medical waste disposal company. Veterinary services for pocket pets (hamsters, gerbils, etc.) and birds would also be provided. The proposed clinic is not an emergency hospital, there are other options in the area for emergency care. The common wall between this unit and the unit to the south is a thick wall, providing a sound barrier between the two tenants.

Motion was made by Commissioner Scott and seconded by Commissioner Eagleton to approve PZ-11-22, a Special Use Permit for an Animal Facility, Major, at 455-459 South Kirkwood Road in the Woodbine Center subject to the conditions contained in staff’s memo dated January 5, 2022:

1. A Special Use Permit for an Animal Facility, Major, shall be approved for 455 – 459 South Kirkwood Road in the Woodbine Center.
2. The days and hours of operation would be 7 a.m. to 10 p.m. Monday through Sunday.
3. Overnight boarding services are prohibited, however, overnight stays after surgery are permitted as medically needed.
4. Because the Woodbine Center is in the downtown area bounded by Bodley Avenue to the north, Taylor Avenue to the east, Woodbine Avenue to the south, and Clay Avenue to the west, a change in use with no expansion of the premises does not require additional parking or loading requirements.
5. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.
6. The applicant, by accepting and acting under the Special Use Permit approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this memorandum and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.
7. The Architectural Review Board shall approve all signs.

Roll Call:

Chairman Adkins “Yes”

Commissioner Diel Absent

Commissioner Eagleton “Yes”

Commissioner Evens “Yes”

Commissioner Feiner “Yes”

Commissioner Salzer-Lutz “Yes”

Commissioner Washington “Yes”

Commissioner Scott “Yes”

Commissioner Klippel “Yes”

**4.** Planning and Development Services Director Jonathan Raiche stated:

* The legislation for the proposed driveway easement for 1334 W. Adams Avenue at 141 Horseshoe Drive will be on the January 6 City Council agenda.
* City Council approved the Down by the Station/4 Hands project at 150 West Argonne Drive. Plans have been submitted to the Architectural Review Board.
* The Kirkwood School District has requested a variance from the Parking requirement for the High School in addition to the recently-adopted revision to the Parking Code.

There being no further business, motion was made by Commissioner Eagleton and seconded by Commissioner Washington to adjourn at 7:40 p.m. The next meeting will be held on January 19, 2022, at 7 p.m.

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Jim Adkins, Chair

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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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.