



PLANNING & ZONING COMMISSION

MEETING DATE: FEBRUARY 22, 2022
LOCATION: COUNCIL CHAMBERS, 9119 LACKLAND ROAD, OVERLAND, MO 63114
CALL TO ORDER: 6:00 PM
ADJOURNMENT: 6:29 PM
NEXT P&Z MEETING: TUESDAY, MARCH 29, 2022 @ 6:00PM
COUNCIL MEETING: MONDAY, MARCH 14, 2022 @ 6:00PM

ROLL CALL

NAME:	PRESENT:	ABSENT:
WILLIAM HARDRICK		X
STEVE OLSEN		X
MARK GIROUX	X	
JIM WADE	X	
MAYOR MIKE SCHNEIDER	X	
BETH RUCKMAN, CHAIRWOMAN	X	
SPECIAL COUNSEL, NEWTON MCCOY	X	
COUNCILMAN KEN OWENSBY	X	
KEN CROWDER	X	
LES DILLS	X	
LESLIE FERGUSON	X	
RENEE CROWELL	X	
KADI SANDERS, DIRECTOR of COMMUNITY DEVELOPMENT	X	
JAMES OSBORNE, ZONING COORDINATOR	X	

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICE MEMBER

APPROVAL OF MINUTES:

Ken Crowder made a motion to approve the minutes as presented from the December 28, 2021, Planning and Zoning meeting. Mark Giroux seconded the motion. Motion carried.

Planning & Zoning February 22, 2022

PUBLIC HEARING:

Chairwoman Ruckman explained the Planning & Zoning Commission is an advisory board. All approvals are granted by the City Council. She also read the following code sections regarding expiration of Conditional Use Permit(s) and Site Plan approval(s):

Section 400.635 Expiration of Site Plan Approval.

The site plan approval shall expire, and be of no effect, one hundred eighty (180) days after the date of final approval thereof, unless within such time a building permit for any proposed work authorized under the said site plan approval has been issued. The site plan approval shall expire and be of no effect three hundred sixty (360) days after the date of its issuance, if construction has not begun and been pursued diligently on the property.

Section 400.695 Failure to Commence Construction or Operation.

Unless otherwise stated in the conditions of a particular conditional use permit, substantial work, construction, or operation of the conditional use, where construction is not required, shall commence within six (6) months of the effective date of the permit unless such time period is extended through appeal to and approval by the Planning and Zoning Commission. If no appeal is made, or no extension of time is received or granted, the permit shall immediately terminate upon expiration of the six (6) month period. When the conditional use permit commences, evidence of commencement will be the issuance of a building permit, if construction is required, or an occupancy permit, if construction is not required.

9517 PAGE AVE – WORLD MUSIC LLC – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Aurelia Hartenberger, owner of World Music LLC, addressed the Commission to request approval of a conditional use permit and site plan.

Kadi Sanders, Director of Community Development explained to the Commission that Mrs. Hartenberger was before the Commission this evening to obtain a conditional use permit and site plan approval to operate her business, World Music LLC.

There was a brief discussion regarding the property and current variances on file for the property during the original construction. The discussion also included the idea of how the business was not open to the public and there was no outside foot traffic to the property, and was strictly only for warehousing purposes only.

There were no further questions or comments from the Commission at this time.
There were no comments from the audience.

There were no comments from legal counsel.

Councilman Ken Owensby made a motion to recommend approval of the conditional use permit with stipulations as discussed. Jim Wafe seconded the motion. Motion carried.

Councilman Ken Owensby made a motion to recommend approval of the site plan as presented. Ken Crowder seconded the motion. Motion carried.

9628 MIDLAND BLVD – LIAISON HEALTH GROUP LLC – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

Wogene Amsalu, property owner addressed the Commission to request approval of a conditional use permit and site plan to operate a medical office.

Kadi Sanders, Director of Community Development explained that Mrs. Amsalu was before the Commission this evening to obtain a conditional use permit and site plan approval. Ms. Sanders explained to the Commission there are two discrepancies with the site plan as presented, and that the applicant has applied and is scheduled for her variances to be heard at Board of Adjustment on March 9, 2022.

There was a brief discussion regarding days and hours of operation, number of employees, outside storage, overnight parking of company vehicles,

There were no comments from the audience.

There were no comments from legal counsel.

Jim Wade made a motion to recommend approval of the conditional use permit with stipulations as discussed. Les Dills seconded the motion. Motion carried.

Ken Crowder made a motion to recommend approval of the site plan contingent upon variance approval(s). Mark Giroux seconded the motion. Motion carried.

10190 PAGE AVE– GOOD DOG COFFEE DBA SCOOTERS COFFEE – CONDITIONAL USE PERMIT/SITE PLAN APPROVAL

James Davis, owner of Good Dog Coffee dba Scooters Coffee, addressed the Commission to request approval of a conditional use permit and site plan to construct and operate a new business, restaurant with drive-thru only service.

Kadi Sanders, Director of Community Development explained that Mr. Davis was before the Commission this evening to obtain a conditional use permit and site plan approval. Ms. Sanders explained to the Commission this would be a new construction project, located at the address.

Ms. Sanders proceeded to explain to the Commission that there are two discrepancies with the site plan that was presented, and that the applicant has applied and is scheduled for their variances to be heard at Board of Adjustment on March 9, 2022.

There was a brief discussion regarding installing sidewalks along the Page Ave frontage, and unrestricted left turns in and out from the property while traveling westbound. Mr. Davis agreed that a sidewalk would be installed along the frontage as requested.

Mr. Davis introduced Wilson Waggoner, the architect and engineer for the project. Mr. Waggoner addressed the Commission confirming the projected opening date of the business is August 2022.

There was a brief discussion regarding extensions granted for construction due to the supply and demand shortages. The extension was granted by the Commission for an allotment of six (6) months additional time for construction as needed.

There was a brief discussion regarding days and hours of operation, number of employees, outside storage, overnight parking of company vehicles,

There were no comments from the audience.

There were no comments from legal counsel.

Councilman Ken Owensby made a motion to recommend approval of the conditional use permit with stipulations as discussed. Mark Giroux seconded the motion. Motion carried.

Ken Crowder made a motion to recommend approval of the site plan contingent upon variance approval(s), all requirements for Missouri Department of Transportation and Metropolitan St. Louis Sewer District are approved. Mark Giroux seconded the motion. Motion carried.

NEW BUSINESS/OLD BUSINESS:

None

ADJOURNMENT:

Councilman Ken Owensby made a motion to adjourn. Jim Wade seconded the motion. Motion carried.

Respectfully submitted,

Beth Ruckman, Chairwoman
Planning and Zoning