

**CITY OF FENTON, MISSOURI
625 NEW SMIZER MILL ROAD
FENTON, MISSOURI 63026**

**PLANNING AND ZONING COMMISSION
MINUTES OF MEETING
March 5, 2019**

COMMISSIONERS:

John Shea, Chairperson (2019)
Jerry Odehnal, Vice-Chairperson (2021)
Thomas Heard, Secretary (2021)
Linda Nelson (2022)
Frank Nilica (2020)
Bill Voorhees (2020)
Gregg Matthes (2019)
Kevin Sherrel (2022)
Mayor Josh Voyles (voting member)
Alderman Vera Glick (voting member)

CITY OFFICIALS AND OTHERS IN ATTENDANCE:

Joe Maurath, Alderman
Richard Patton, Alderman
Erin P. Seele, City Attorney
Andrea N. Finkbiner, Community Development Director
Amy Starck, Community Development Department

CALL TO ORDER: Chairperson Shea called the meeting to order on March 5, 2019, at 7:00 p.m. The meeting was held in City Hall.

PLEDGE OF ALLEGIANCE: All attendees recited the Pledge of Allegiance.

ROLL CALL – INTRODUCTION OF CITY OFFICIALS:

Chairperson John Shea	Present
Vice-Chairperson Jerry Odehnal	Present
Secretary Thomas Heard	Present
Mayor Josh Voyles	Present
Alderman Vera Glick	Present
Commissioner Linda Nelson	Present
Commissioner Frank Nilica	Present
Commissioner Bill Voorhees	Present
Commissioner Gregg Matthes	Present
Commissioner Kevin Sherrel	Excused Absence

At the time of roll call 9 members were present; 1 was absent. A quorum was present.

NOTICE TO PUBLIC (Ground Rules): Chairperson Shea read aloud the “Public Hearing Ground Rules.”

NOTICE TO PETITIONERS: Chairperson Shea read aloud the “Notice to Petitioners.”

APPROVAL OF MINUTES (February 5, 2019 WORKSHOP): Chairperson Shea made a motion to approve the minutes as presented. Secretary Heard seconded the motion. The motion was unanimously approved by voice vote.

APPROVAL OF MINUTES (February 5, 2019): Chairperson Shea made a motion to approve the minutes as presented. Secretary Heard seconded the motion. The motion was unanimously approved by voice vote.

PUBLIC COMMENTS: None

OLD BUSINESS:

CASE 2019-TXT-01: Consideration of amendments to Chapter 470 – Additional Non-Residential District Regulations of the Zoning Code.

Staff requested this matter be continued to the next Planning & Zoning Commission meeting due to the number of cases on the March agenda.

Chairperson Shea made a motion to CONTINUE CASE 2018-TXT-01 to the next Planning and Zoning Commission meeting. Vice Chairperson Odehnal seconded the motion.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays: Motion APPROVED.

CASE 2019-SPR-01: A Petition by Gravois Bluffs South 6-G4, LLC, for Site Plan Review of a proposed drive-through addition for a restaurant at 170 Gravois Bluffs Circle. The property is zoned “C-1” Commercial Zone District.

The Petitioner has withdrawn Case 2019-SPR-01.

CASE 2019-SUP-03: A Petition by Sonsvic, LLC, for a Special Use Permit to expand an existing motel (Motel 6) into an existing, vacant building on-site at 1860 Bowles Avenue. The parcel is zoned “HP-1” Hospitality Park – Hotel, Restaurant, Entertainment Business Park.

The Petitioner has requested that Case 2019-SUP-03 be continued to the next Planning & Zoning Commission meeting.

Chairperson Shea made a motion to CONTINUE CASE 2019-SUP-03 to the next Planning and Zoning Commission meeting. Vice Chairperson Odehnal seconded the motion.

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED by voice vote.

CASE 2019-SUP-04: A Petition by Jiten Patel for a Special Use Permit to operate a new hotel (Baymont Inn & Suites), including an accessory on-site residence, at 650 S. Highway Drive. The parcel is zoned “HP-1” Hospitality Park – Hotel, Restaurant, Entertainment Business Park.

Director Finkbinder gave a presentation regarding the Staff report to the Commission. She explained that the current motel comprises 3 on-site buildings that are currently vacant. She further added that any future use of the building at the rear of the property would require a separate Special Use Permit to operate as an independent motel as the rear building was being operated illegally and lost its legal non-conforming status. Director Finkbinder stated that the Petitioner has provided evidence of the requested franchise agreement with Baymont Inn & Suites.

The Petitioner, Jiten Patel, and Shelly Patel approached. The Commission raised questions about storm water run-off from the property. Director Finkbinder stated that there have been concerns from surrounding property owners about water running onto their properties and that because additional impervious surfaces are proposed, approval through MSD would be required and that this would be discussed during Site Plan Review.

The Commission discussed the proposed on-site residence. Director Finkbinder explained that while Wyndham does not consider the proposed residence typical, it is also not prohibited by the franchise. The Director stated that it would be up to the Commission to determine if it is an accessory use to the motel and that it must be built to meet the requirements of the residential building code. The Commission asked the Petitioner why an on-site residence was needed. Shelly Patel stated that the residence would be used solely by the franchise owner to control clientele and ensure no long-term tenants are staying on the property. Additional questions were raised by the Commission about the size of the proposed residence. Ms. Patel stated that the space is needed as living area for the family.

Chairperson Shea opened the meeting to Public Comment.

Ronald Emmenegger, 575 Rudder Road, approached. Mr. Emmenegger’s stated that stormwater run-off on to his property has been an issue. He is looking forward to MSD having some oversight related to the water run-of and is pleased that a reputable flag motel is being proposed.

The Public Comment section was closed.

Additional discussion by the Commission ensued related to the on-site residence. It was noted by the Director that the franchise does not allow for the residence to be rented out and suggested that it only be occupied as a single-family residence, as defined in the Code.

Chairperson Shea read aloud the conditions of approval to the Petitioner. The Petitioner concurred.

Chairperson Shea made a motion to APPROVE CASE 2019-SUP-04 WITH CONDITIONS. Commissioner Matthes seconded the motion.

Conditions of Approval:

This Special Use Permit (SUP) is solely for the proposed new Baymont Inn & Suites hotel building, including a residential unit, at 650 S. Highway Drive as indicated on the site plan submitted by the Petitioner and dated February 26, 2019, with the following conditions:

1. The subject building shall only be utilized for a hotel (motel) use, as defined under Section 400.030 of the Zoning Code. Any modifications to the building to allow for any non-transient use is not approved by this SUP.
2. The existing hotel building in the rear of the property is not included in this SUP approval. A separate SUP will be required for the independent hotel operation proposed in the existing hotel building.
3. The property shall be maintained and kept in compliance with existing property maintenance and building standards and will be operated and maintained, including outward appearances, as a hotel. Outdoor furniture and fire pits/grills shall not be permitted on the property. The collection of trash/rubbish outside the proper receptacles is prohibited.
4. Derelict vehicles and any vehicles which are not associated with the hotel/motel use are not permitted to be stored on the property.
5. The proposed residential unit within the hotel shall only be occupied as a single-family residential dwelling, as defined in the Code.
6. Compliance with all other applicable City of Fenton Codes and Ordinances.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

CASE 2019-SPR-03: A Petition by Jiten Patel for Site Plan Review of a proposed hotel (Baymont Inn & Suites) at 650 S. Highway Drive. The parcel is zoned “HP-1” Hospitality Park – Hotel, Restaurant, Entertainment Business Park.

Director Finkbiner gave a presentation regarding the Staff report to the Commission. She noted that the proposed building material is the prototypical design for Baymont Inns & Suites and alternate building materials can be approved by the Commission in connection with the Site Plan Review. The proposed building materials are neutral in color. Additionally, Director Finkbiner stated that proposed parking may need to be reconfigured to meet code requirements and that other items requested at the February meeting have been provided.

The Commission discussed the proposed parking lot and water run-off concerns for the site. The Petitioner, Jiten Patel, and Shelley Patel approached. Mr. Patel explained that they plan is to redo the back portion of the parking lot before the rear building is torn down. The Director again stated that MSD would oversee stormwater issues and plan approval would be required. She added that retention basins could feasibly be located within the landscape buffer.

Additional questions were asked about the overall height of the proposed building. Shelly Patel confirmed that the building would not exceed 50 feet. Director Finkbiner stated that the building appears to be under the maximum 50-foot height allowed in the District, but that the elevation plans would need to be amended to show the overall height of the building.

Chairperson Shea read aloud the conditions of approval to the Petitioner. The Petitioner concurred.

Chairperson Shea made a motion to APPROVE CASE 2019-SPR-03 WITH CONDITIONS. Commissioner Nelson seconded the motion.

Conditions of Approval:

This approval is solely for the proposed site development for a proposed hotel (Baymont Inn & Suites) at 650 S. Highway Drive, as indicated on the plans submitted by the Petitioner dated February 26, 2019 with the following conditions:

1. The Site Plan shall be amended to:
 - a. Indicate the required setbacks along all property lines.
 - b. Indicate the proposed lot coverage of the lot area by the proposed and existing hotel buildings and the square footage of each building.
 - c. Indicate parking spaces and parking calculations, including one (1) space for every guest room and two (2) spaces for every three (3) employees on the maximum shift, in accordance with Section 460.160 of the Zoning Code; indicate any needed parking spaces for the residence; and indicate the required number of handicap parking spaces per Section 496.200 of the Zoning Code.
 - d. Indicate details regarding the dumpster enclosure materials in accordance with Section 462.020(B)(3) of the Zoning Code and dumpster pad pavement materials in accordance with Section 496.190(B)(4) of the Zoning Code.
 - e. Indicate pavement details for the parking area minimally in accordance with 496.110(A) of the Zoning Code.
2. The Elevation Plans will need to be amended to include the overall height of the building. If the building height exceeds 50 feet, a separate Special Use Permit will be required.
3. The proposed materials indicated on the Elevation Plans are approved to maintain the prototypical design for market identity, as allowed under Section 475.050(3)(c)(2) of the Zoning Code.
4. The proposed access driveways within MoDOT ROW will need to be reviewed and approved by MoDOT before construction. Evidence of such approval must be provided to the Director.
5. If new light fixtures are proposed for the parking area, a Photometric Plan in accordance with Section 496.140 of the Zoning Code must be provided.
6. A Landscape Plan, indicating the location and variety of landscaping materials, will need to be provided in conjunction with the Building Permit for review and approval by the Director.
7. Minimally, separate Building, Sign, and Major Land Disturbance Permits will be required. Evidence of MSD approval will be required before a Land Disturbance Permit will be released.
8. Review by the Fenton Fire Protection District (FFPD) may be required. Any needed changes to the submitted plans to meet the FFPD's Code may be administratively approved by the Community Development Director.
9. All stormwater runoff must be maintained on the site.
10. Compliance with all other applicable City of Fenton Codes and Ordinances.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

CASE 2019-SP-01: A Petition by Mercy #870 c/o Warren Sign Co. for review of a Sign Plan for proposed signage at 714 Gravois Road. The parcel is zoned “C-1” Commercial Zone District.

Director Finkbiner gave a presentation regarding the Staff report to the Commission. She explained that the proposed wall signs submitted with the Sign Plan are within the Sign Code requirements, but that the proposed monument sign face exceeds the allowable square footage. She noted that Mercy has applied for the required Special Use Permit and an Occupancy Permit to operate at this location.

The Petitioner, Steve Behrens of Warren Sign Company, approached. He reported that the proposed monument sign is the prototypical design for Mercy. Discussion ensued, and it was agreed that there are no issues with the proposed size of the sign as it appears to be proportional to the size of the building.

Chairperson Shea read aloud the conditions of approval to the Petitioner. The Petitioner concurred.

Chairperson Shea made a motion to APPROVE 2019-SP-01 WITH CONDITIONS. Commissioner Voorhees seconded the motion.

Conditions of Approval:

This approval is strictly to allow deviations from the Sign Code for an overall Sign Plan for Mercy #870 at 714 Gravois Road, as indicated in the plans submitted by the Petitioner, dated February 7, 2019, with the following conditions:

1. Landscaping will be required at the base of the monument sign. Details regarding landscaping must be submitted in conjunction with the Municipal Zoning Approval application for the monument sign.
2. The Petitioner must provide a letter of consent for the proposed signage from the property owner.
3. Municipal Zoning Approval by the City of Fenton and Sign Permits issued by St. Louis County will be required for the proposed wall signs and monument sign.
4. Compliance with all other applicable City Codes and Ordinances.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

CASE 2019-TXT-02: A Petition by Site Ready Mix Property Managers, LLC, for amendments to the Zoning Code as follows: 1) amend Section 475.060(F)(3) to delete “cement plants” as a prohibited use in the “IP-1” – Industrial Park District; and 2) amend Section 475.060(G) to include “concrete

batch plants or cement plants” as a use allowed by Special Use Permit in the “IP-1” - Industrial Park District

Director Finkbiner gave a presentation regarding the Staff report to the Commission. It was clarified that the Petitioner is proposing a concrete batch plant and not a cement plant.

The Petitioner, Mike Marschuetz of Site Ready Mix Property Managers, LLC, approached. The Commission raised questions including area of service for the batch plant, traffic and the time-frame for the use of the batch plant. Mr. Marschuetz replied that a traffic study has been provided at the request of the Commission and stated that he would like to operate for a minimum of 5 years with the intent to develop the property for another use when the batch plant was no longer needed. Director Finkbiner reminded the Commission that this case is determining if a batch plant is an appropriate use for the district as a whole and to amend the code accordingly.

Chairperson Shea opened the meeting to Public Comment.

Max Breitmayer, representing US Capital Development, approached. He spoke in favor of the plans submitted by the Petitioner.

Sarah Mansholt, representing Altus Properties, 231 S. Bemiston, came forward. She raised concerns about the ownership of Hitzert Court, a private road, and the difficulty of leasing the tenant spaces making any future joint repair of the road problematic. Additional concerns were raised about the building in or near the flood plain. She urged the Commission to make the term of the Special Use Permit as short as possible.

The Public Comment section was closed.

The Commission continued discussion regarding the proposed definition of Concrete Batch Plant.

Chairperson Shea made a motion to APPROVE 2019-TXT-02 as presented with the minor addition of “mobile” to the definition of Concrete Batch Plant. Commissioner Nilica seconded the motion.

1. Amend Section 400.030 of the Zoning Code to include the following terms:

CONCRETE BATCH PLANT, MOBILE - Equipment that combines various ingredients to form concrete. A mobile concrete plant may include a variety of parts and accessories, including: mixers, cement batchers, aggregate batchers, conveyors, radial stackers, aggregate bins, cement bins, heaters, chillers, cement silos, batch plant controls, and dust collectors. A mobile concrete batch plant does not include a Cement Plant.

CEMENT PLANT – A facility that combines various ingredient to form cement, the key ingredient in concrete.

2. Amend the Land Use Matrix under Section 476.010 of the Zoning Code to permit mobile concrete batch plants as a use allowed by Special Use Permit in the “IP-1” District.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Nay
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye

Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

8 Ayes; 1 Nays, 1 Absent: Motion APPROVED.

CASE 2019-SUP-05: A Petition by Site Ready Mix Property Managers, LLC, for a Special Use Permit to operate a concrete ready-mix plant at 2295 and 2300 Hitzert Court. The properties are zoned “IP-1” Industrial Park – Light, Medium, Industry, Distribution, Assembly Warehousing District.

Director Finkbiner gave a presentation regarding the Staff report to the Commission. The Director noted that all items requested at the February meeting have been provided. She stated that emissions are regulated by DNR through permitting/oversight by the St. Louis County Health Department.

The Commission discussed reclamation and restoration of the property upon completion of the use of the property as a batch plant. The Petitioner, Mike Marscheutz of Site Ready Mix Property Managers, LLC, stated that DNR has closure procedures before the permit is closed.

Discussion ensued regarding the reasonable and appropriate time-frame for the Special Use Permit. It was noted by the Director that at the end of the term, a new Special Use Permit would need to be applied in order to continue operations.

Chairperson Shea opened the meeting to Public Comment.

Mike Abbot, 1526 Bent Oak Ridge Drive, approached. He voiced concerns about water run-off and water pollution from the proposed wash down areas because of the proximity to Meramec River.

The Public Comment section was closed.

Additional discussion took place concerning the wash down areas. Director Finkbiner stated that the wash down areas would be typical of what is required at a construction area to ensure that nothing leaves the site and that MSD would have oversight of the wash down areas.

Chairperson Shea read aloud the conditions of approval to the Petitioner. The Petitioner concurred.

Chairperson Shea made a motion to APPROVE CASE 2019-SUP-05 WITH CONDITIONS. Vice Chairperson Odehnal seconded the motion.

Conditions of Approval:

1. This Special Use Permit (SUP) is solely for Site Ready Mix Property Managers, LLC, to operate one (1) mobile concrete batch plant at 2295 and 2300 Hitzert Court. This Special Use Permit shall only be valid for three (3) years. Any extension beyond the three (3) year time frame will require a new Special Use Permit application.
2. The mobile concrete batch plant shall not be obnoxious or offensive by reason of emission of odor, dust, smoke, or noise to the surrounding properties.
3. Minimally, the required permit from the St. Louis County Health Department will be required before the plant will be permitted to operate by the City.
4. Water from the operation must be contained on-site, within control systems approved by MSD.
5. Materials and equipment stored on site must be associated with the permitted use.

6. Compliance with all other applicable City of Fenton Codes and Ordinances.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

CASE 2019-SPR-04: A Petition by Site Ready Mix Property Managers, LLC, for Site Plan Review of a proposed concrete ready-mix plant at 2295 and 2300 Hitzert Court. The properties are zoned “IP-1” Industrial Park – Light, Medium, Industry, Distribution, Assembly Warehousing District.

Director Finkbiner gave a presentation regarding the Staff report to the Commission. The Board of Aldermen approved the required Boundary Adjustment Plat at the February 28, 2019 meeting.

The Petitioner, Mike Marschuetz of Site Ready Mix Property Managers, LLC, approached. The Commission asked questions about lighting on the property. The Petitioner stated existing lighting would be reconfigured and utilized. Director Finkbiner suggested the Commission consider allowing fencing on the property for security.

Chairperson Shea read aloud the conditions of approval to the Petitioner. The Petitioner concurred.

Chairperson Shea made a motion to APPROVE CASE 2019-SPR-04 WITH CONDITIONS. Commissioner Matthes seconded the motion.

Conditions of Approval:

This approval is strictly for the development of a mobile concrete batch plant at 2295 and 2300 Hitzert Court, as indicated on plans submitted with the application, dated February 13, 2019.

1. A Boundary Adjustment Plat will be required to create proposed Lots A and B, as indicated on the Site Plan.
2. Proposed signage will require a separate permit to be reviewed for compliance with Chapter 485 of the Zoning Code.
3. The Site Plan shall be amended to clearly identify the building setbacks and landscape buffer areas. No parking areas will be allowed within any of the landscape buffer areas.
4. The Site Plan shall be amended to indicate proposed parking areas that do not encroach the required buffer area and parking area pavement materials in compliance with the Zoning Code.
5. Before Municipal Zoning Approval will be issued, improvement plans for the site will require review and approval by City Staff as well as other applicable parties.
6. Any improvements in the regulated floodplain will require a Floodplain Development Permit.
7. All proposed storm water control for the site will require review and approval by Metropolitan Sewer District (MSD).
8. Review and approval of the development may be required by the Fenton Fire Protection District (FFPD).

9. A Major Land Disturbance Permit will be required before any construction will be permitted.
10. Any needed changes based on MSD or FFPD review may be administratively reviewed and approved by the Community Development Director.
11. Security fencing shall be permitted around the perimeter of the property or operation area for security purposes.
12. Compliance with all other applicable City of Fenton Codes and Ordinances.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

Chairperson Shea called for a recess at 9:30 pm. The meeting was called back to order at 9:35 pm.

NEW BUSINESS:

CASE 2019-SPR-07: A Petition by Matt Croak, President of Wise F&I, for Site Plan Review of a proposed building addition (canopy enclosure) at 900 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.

Director Finkbiner gave a presentation regarding the Staff report to the Commission. There were no questions from the Commission.

The Petitioner, Mike Vorwork of Civil Engineering Design Consultants, representing Wise F&I, approached. He explained that the former bank drive-through area will be enclosed and the area may be used to display cars as art. There were no additional questions from the Commission.

Chairperson Shea read aloud the conditions of approval to the Petitioner’s representative. The Petitioner’s representative concurred.

Chairperson Shea made a motion to APPROVE CASE 2019-SPR-07 WITH CONDITIONS. Commissioner Voorhees seconded the motion.

Conditions of Approval:

1. This approval is strictly for the proposed 1,200 square-foot building addition (canopy enclosure) at 900 S. Highway Drive, as indicated on the plans submitted with the application, dated February 10, 2019.
2. Before any improvements begin, the required Building Permit and Land Disturbance Permit must be obtained.
3. Any needed changes based on MSD or FFPD review may be administratively reviewed and approved by the Community Development Director.

4. The existing non-conforming parking area will need to be brought into compliance with the Code or a Variance will need to be obtained before the parking area will be administratively approved under a separate Building Permit.
5. Compliance with all other applicable City of Fenton Codes and Ordinances.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

CASE 2019-SUP-06: A Petition by STL Athletic Property Managers, LLC, for a Special Use Permit to operate an indoor, unlimited recreational facility (athletic center) at 2300 Hitzert Court. The property is zoned “IP-1” Industrial Park District.

Director Finkbiner gave a presentation regarding the Staff report to the Commission. She noted that Site Plan Review was approved at the February meeting; however, the Board of Aldermen sent the Site Plan Review to the March Committee meeting as they did not want to approve it before the SUP was considered and approved. Questions to Director Finkbiner from the Commission included items related to the definition of “unlimited recreational facility,” and concession sales at the proposed facility.

The Petitioner, Mike Marschuetz of STL Athletic Property Managers, LLC approached. There were no questions for the Petitioner.

Chairperson Shea read aloud the conditions of approval to the Petitioner. The Petitioner concurred.

Chairperson Shea made a motion to APPROVE CASE 2019-SUP-06 WITH CONDITIONS. Vice Chairperson Odehnal seconded the motion.

Conditions of Approval:

1. This Special Use Permit is solely for STL Athletic Property Managers, LLC, for a Special Use Permit to operate an indoor, unlimited recreational facility (athletic center) at 2300 Hitzert Court, as indicated on the plans submitted with the application, dated February 7, 2019.
2. A separate Site Plan Review by the Planning and Zoning Commission and the Board of Aldermen is required for the proposed site development (see Case 2019-SPR-05).
3. Compliance with all other applicable Code and Ordinance requirements.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye

Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

CASE 2019-SUP-07: A Petition by Mercy Hospital South for a Special Use Permit to operate a medical facility at 714 Gravois Road. The property is zoned “C-1” Commercial District.

Director Finkbiner gave a presentation regarding the Staff report to the Commission. There were no questions from the Commission.

The Petitioner, Don Kalicak, Mercy Hospital South, approached. There were no questions for the Petitioner.

Chairperson Shea read aloud the conditions of approval to the Petitioner. The Petitioner concurred.

Chairperson Shea made a motion to APPROVE CASE 2019-SUP-07 WITH CONDITIONS. Commissioner Matthes seconded the motion.

Conditions of Approval:

1. This Special Use Permit (SUP) is solely for Mercy Hospital South to operate a medical facility at 714 Gravois Road, as indicated in the site plan submitted with the Special Use Permit application, dated February 7, 2019.
2. A separate Re-Occupancy Permit will be required for Mercy to occupy the subject building.
3. Compliance with all other applicable Code and Ordinance requirements.

Roll Call:

Chairperson Shea	Aye
Vice-Chairperson Odehnal	Aye
Secretary Heard	Aye
Mayor Voyles	Aye
Alderman Glick	Aye
Commissioner Nelson	Aye
Commissioner Nilica	Aye
Commissioner Voorhees	Aye
Commissioner Gregg Matthes	Aye
Commissioner Sherrel	Absent

9 Ayes; 0 Nays, 1 Absent: Motion APPROVED.

ANNOUNCEMENTS:

REPORT FROM THE COMMUNITY DEVELOPMENT DIRECTOR: Director Finkbiner stated she has received two new applications for the April meeting, but that the deadline for submittal was still a few days away. She reminded the Commission that the April meeting will take place on April 9 because of elections.

REPORT FROM THE CHAIRPERSON: Chairperson thanked everyone for staying so late the past few meetings.

REPORT FROM THE MAYOR: None

REPORT FROM THE ALDERMANIC LIAISON: Alderman Glick announced that all items forwarded to the Board of Aldermen were approved, with the exception of the SUP for the Athletic Facility as previously discussed.

REPORT FROM OTHER COMMISSIONERS: None

ADJOURNMENT: 10:00 p.m.

A motion to adjourn was made by Chairperson Shea and seconded by Commissioner Matthes.

9 Ayes; 0 Nays: Motion APPROVED by voice vote.

Respectfully submitted,

Amy Starck, Permit Coordinator
Community Development Department

John Shea
Planning and Zoning Commission