



SEPTEMBER 9 2020

PLANNING AND ZONING COMMISSION

Posted 4:00 p.m., Wednesday, September 2, 2020

Due to the Saint Louis County Executive Order gathering restrictions, this meeting will be available via live videoconference. *A link will be available at www.ellisville.mo.us (go to "Meeting Portal") to join the videoconference.*

7:00 P.M. CITY OF ELLISVILLE CITY HALL

- I. Call to Order – Chairman Rob Compton
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – August 12, 2020 [Pages 3-8](#)
- VI. Discussion
 - 1) Commissioners Statements at Council Meetings.
Vote to Direct Staff
- VII. Adjournment

Respectfully submitted,

LEIGH A. DOHACK
City Clerk

The City of Ellisville is working to comply with the American With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact City Hall, 636-227-9660 (V/TDD) at least 48 hours in advance.

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City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: August 12, 2020

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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – JULY 8, 2020
6. PUBLIC HEARINGS
 - A. Petition #20-08-01. Petition of Shawneetown Acres Association, Inc., Edison Real Estate Two, LLC and Premier A-1 Ellisville, LLC, for amendment to the approved district site plan applicable to the properties located at 101, 127, & 147 Clarkson Road and 1283 Vero Lane, located within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.
 - B. Petition #20-08-02. Petition of DGB, LLC for amendment to the approved district ordinance for WorkSpace on State to allow small commercial, distribution/shipping, warehousing, and monitoring businesses as conditional uses within the planned district located at 206 Old State Road, within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.
7. PETITIONS FOR RECOMMENDATIONS
 - A. Petition #20-08-03. Petition of Chris and Charissa Blazeovich for issuance of a conditional use permit to allow the operation of an online sales shipping and distribution business at the property known and numbered as 206 Old State Road, Unit 206A, located within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.
 - B. Petition #20-08-04. Petition of Chase Bank for issuance of a conditional use permit to allow the operation of an ATM with drive-through facilities at the property known and numbered as 127 Clarkson Road, located within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.
8. ADJOURNMENT

PLANNING AND ZONING COMMISSION MEETING SUMMARY

1. **CALL TO ORDER:** Chairman Compton called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner McGrath led the Pledge of Allegiance.
3. **ROLL CALL**

Present

Absent

Chairman Compton
Sandie McGrath
Al Tamulaitis
John Scatizzi
Marilyn Niebling
Jim Burtelow
Nancy Bengtson
John Ellebrecht
Rajiv Gupta
George Restovich, City Attorney

Also present were City Planner Hood, Councilmember Reel, Councilmember McGrath, and City Manager, Bill Schwer.

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Ellebrecht to approve the Agenda as written and was seconded by Commissioner Bengtson . The votes were as follows:

Aye

Nay

Abstain

Absent

Chairman Compton
Sandie McGrath
Al Tamulaitis
John Scatizzi
Marilyn Niebling
Jim Burtelow
Nancy Bengtson
John Ellebrecht
Rajiv Gupta

5. APPROVAL OF MINUTES

A motion was made by Commissioner Ellebrecht to approve the minutes from the July 8, 2020, Regular Meeting Minutes. It was seconded by Commissioner McGrath. The votes were as follows:

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Compton			
Sandie McGrath			
Al Tamulaitis			
John Scatizzi			
Marilyn Niebling			
Jim Burtelow			
Nancy Bengtson			
John Ellebrecht			
Rajiv Gupta			

6. PUBLIC HEARINGS

- A. Petition #20-08-01. Petition of Shawneetown Acres Association, Inc., Edison Real Estate Two, LLC and Premier A-1 Ellisville, LLC, for amendment to the approved district site plan applicable to the properties located at 101, 127, & 147 Clarkson Road and 1283 Vero Lane, located within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.**

Commissioner Compton opened the Public Hearing.

City Attorney, Restovich read the exhibit list.

- | | |
|-----------|--|
| Exhibit 1 | Certified copy of Municipal Code |
| Exhibit 2 | Zoning District Map |
| Exhibit 3 | Comprehensive Plan |
| Exhibit 4 | Notice published in <i>The Countian</i> on July 27, 2020 |
| Exhibit 5 | Public Posting of Notice on July 30, 2020 |
| Exhibit 6 | Letter mailed to abutting property owners within 185 feet on July 28, 2020 |
| Exhibit 7 | Application Cover Sheet received July 21, 2020 |
| Exhibit 8 | Application for Planned Development, with attached plans |

- Exhibit 9 Application for Conditional Use Permit, with attached plans
- Exhibit 10 Letter from Reed Burdine to City Council dated July 24, 2020.
- Exhibit 11 E-mail from City Attorney to Reed Burdine dated April 24, 2020.
- Exhibit 12 ATM Opinion Letter from Julie Nolfo dated June 20, 2020.
- Exhibit 13 Lochmueller Group Traffic Opinion Letter dated May 21, 2020
- Exhibit 14 E-mail from Jennifer Nash re Environmental Review of Clarkson Rd. ATM dated February 27, 2020
- Exhibit 15 City Ordinance No. 3385
- Exhibit 16 City Planner's Memo dated August 4, 2020

Planner Hood, Julie Nolfo, and Reed Burdine were sworn in. Planned Hood stated that the Planned District of Shawneetown was approved in August of 2018 but the applicant is now interested in adding an ATM drive through facility at the southwest corner of the lot which requires an amendment to the planned district site development plan. The City's third party traffic consultant, Julie Nolfo stated that she reviewed the proposed changes and recommended some adjustments. Based on the recommended adjustments, the applicant changed the direction of traffic to the ATM and added some pavement markings to discourage wrong way traffic. Commissioner Tamulaitis expressed concern about the sharpness of the turn to leave the ATM when turning right toward the signal. Commissioner McGrath verified that there will be a traffic signal at Froesel and Clarkson and had questions regarding expected traffic at the ATM. Commissioner Bengtson stated that the facility on Edison is a very busy place and she is concerned about adding something else to this development. Commissioner Bengtson and Commissioner Niebling both expressed concerns for pedestrian traffic. Chairman Compton asked if some larger shrubbery could be placed along Clarkson Road as a barrier. Mr. Burdine stated that for security purposes they cannot be taller than 18 inches.

Chairman Compton closed the Public Hearing

After holding a Public Hearing, a motion was made by Commissioner Ellebrecht to forward a positive recommendation to the City Council with the following staff recommendations.

- 1) That the applicant coordinates with staff to bring the lighting into compliance with all applicable regulations; and
- 2) That the applicant submits a landscaping plan, with added low-growing plantings, subject to staff approval.

The motion was seconded by Commissioner Gupta. The votes were as follows:

Vote Call

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Compton	Nancy Bengtson		
Al Tamulaitis	Jim Burtelow		
John Scatizzi	Sandie McGrath		
John Ellebrecht	Marilyn Niebling		
	Rajiv Gupta		

B. Petition #20-08-02. Petition of DGB, LLC for amendment to the approved district ordinance for WorkSpace on State to allow small commercial, distribution/shipping, warehousing, and monitoring businesses as conditional uses within the planned district located at 206 Old State Road, within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.

Chairman Compton opened the Public Hearing

City Attorney, Restovich read the exhibit list

- Exhibit 1 Certified copy of Municipal Code
- Exhibit 2 Zoning District Map
- Exhibit 3 Comprehensive Plan
- Exhibit 4 Notice published in *The Countian* on July 27, 2020
- Exhibit 5 Public Posting of Notice on July 30, 2020
- Exhibit 6 Letter mailed to abutting property owners within 185 feet on July 28, 2020
- Exhibit 7 Application Cover Sheet received July 24, 2020
- Exhibit 8 Application for Planned Development, with attached plans, received July 21, 2020
- Exhibit 9 Application for Conditional Use Permit, with attached plans
- Exhibit 10 Letter from Chris and Charissa Blazeovich
- Exhibit 11 City Ordinance No. 3371
- Exhibit 12 City Planner’s Memo dated August 5, 2020

Planner Hood and Dan Button were sworn in. Planner Hood explained the applicant is requesting an amendment to the enabling ordinance to allow additional uses such as distribution, warehousing, and online sales as conditionally permitted. The applicant requested that the City Council waive the application and publication fees. Commissioner McGrath had some concerns regarding noise to the abutting residential properties. Mr. Button spoke about a 6 foot privacy fence and shrubbery to buffer any noise. Discussion ensued among the Commissioners. There were concerns that the uses may be too “commercial” for this area and that the increased traffic and noise would be concerning to neighboring residents. Commissioner Compton confirmed that there will not be any retail sales or customers coming to pick up packages. There were concerns over online sales ‘becoming’ retail sales. City Attorney Restovich spoke and stated that each business that would come in would need a conditional use permit and specific concerns could be addressed at that time.

Chairman Compton closed the Public Hearing

After holding a Public Hearing, a motion was made by Chairman Compton to forward a positive recommendation to the City Council. It was seconded by Commissioner Ellebrecht. The votes were as follows:

Vote Call

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Compton			
Al Tamulaitis			
John Scatizzi			
John Ellebrecht			
Nancy Bengtson			
Jim Burtelow			
Sandie McGrath			
Marilyn Niebling			
Rajiv Gupta			

7. PETITIONS FOR RECOMMENDATION

- A. Petition #20-08-03. Petition of Chris and Charissa Blazeovich for issuance of a conditional use permit to allow the operation of an online sales shipping and distribution business at the property known and numbered as 206 Old State Road, Unit 206A, located within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.**

Planner Hood stated that the applicant is requesting approval of a conditional use permit to allow on-line sales at the location known as 206 Old State Road, Unit 206A. Mr. and Mrs. Blazeovich will not be working in the unit but will employ 4 part-time persons that will. Commissioner Scatizzi confirmed that the location has 4 parking spots which will be sufficient for the employees and that there is adequate capacity for delivery traffic.

Commissioner Ellebrecht moved to waive the Public Hearing and forward a positive recommendation to the City Council, subject to approval of the C-5 Amendment for WorkSpace on State. The motion was seconded by Commissioner McGrath. The votes were as follows:

Vote Call

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Compton			
Al Tamulaitis			
John Scatizzi			
John Ellebrecht			
Nancy Bengtson			
Jim Burtelow			
Sandie McGrath			
Marilyn Niebling			
Rajiv Gupta			

B. Petition #20-08-04. Petition of Chase Bank for issuance of a conditional use permit to allow the operation of an ATM with drive-through facilities at the property known and numbered as 127 Clarkson Road, located within the “C-5” Planned Commercial Zoning District of the City of Ellisville, Missouri.

Commissioner Burtelow suggesting moving the ATM inside the building to alleviate some of the parking lot congestion.

Commissioner Ellebrecht moved to waive the Public Hearing and forward a positive recommendation to the City Council. The motion was seconded by Commissioner McGrath. The votes were as follows:

Vote Call

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Compton Al Tamulaitis John Scatizzi John Ellebrecht	Nancy Bengtson Jim Burtelow Sandie McGrath Marilyn Niebling Rajiv Gupta		

8. ADJOURNMENT

The meeting adjourned at 8:47 p.m.

Respectfully Submitted,

Holly Woodland