



City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: June 10, 2020

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8. DISCUSSION
 - 1) Continued discussion on supermajority zoning approval requirements.
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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 Tamulaitis led the Pledge of Allegiance.
3. **ROLL CALL**

Present

Absent

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

Also present were City Planner Hood, Councilmember Reel, and Councilmember McGrath

4. **APPROVAL OF AGENDA**

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

Aye

Nay

Abstain

Absent

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

John Scatizzi

5. APPROVAL OF MINUTES

A motion was made by Commissioner Ellebrecht to approve the May 13, 2020, Regular Meeting Minutes as written. It was seconded by Commissioner McGrath.

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

6. RESOLUTION HONORING COMMISSIONER CURT BOGGS

A motion was made by Commissioner McGrath to approve the Resolution honoring Curt Boggs for his service as a Planning and Zoning Commissioner. The motion was seconded by Commissioner Bengtson. The votes were as follows:

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

7. PETITION FOR RECOMMENDATION

Petition #20-06-01. Petition of Cape Dogwood 573 LLC d/b/a Dogwood Social House for a conditional use permit to allow the operation of a retail beverage and retail entertainment establishment with the sale of liquor at the location known and numbered as 15682 Manchester Road within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.

Planner Hood stated that the applicant is applying for a conditional use permit. Applicant wants to open a retail entertainment establishment and will also be applying for a liquor license. The owner owns the entire shopping center and has brought it into compliance. Commissioner Niebling asked about the hours of operation. Applicant stated that they will be closed on Mondays and Tuesdays for private parties and will be open Wednesday – Sunday from 11 a.m. till 12:00 a.m. Commissioner Niebling also asked if there were going to be outside activities. Applicant stated that they do not have any outdoor activities planned.

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

Vote Call

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

8. DISCUSSION

Continued discussion on supermajority zoning approval requirements.

Chairman Compton stated that he would like to see more context added to the recommendations and/or more detailed motions. He doesn't feel that an arbitrary number of key recommendations is the solutions as it doesn't seem practical.

Commissioner Bengtson asked how the City Council knows what has been discussed during the meetings since the minutes are not yet available. Assistant City Attorney, Parnell, suggested that each of the commissioners could send an email to Ada explaining their reasoning which could then be added as a public exhibit. Commissioner Niebling stated that the Commission needs to find a way to communicate opinions with the City Council. She would like to see a report put together after the meeting that explains the reason behind any negative recommendation or added conditions to approvals. Commissioner Ellebrecht agrees with more communication with the City Council via better written out recommendations. Commissioner McGrath would like to see more Council Members attend Planning and Zoning meetings. A letter inviting the City Council to

attend more P&Z meeting and emphasizing the importance of attendance was suggested.

Commissioner Ellebrecht made a motion for staff to draft a text amendment consistent with the suggestions received from Councilmember Duffy and to publish for a public hearing at such time as another text amendment will be set for public hearing. Chairperson Compton seconded the motion. The votes were as follows:

Aye

Jim Burtelow
Sandie McGrath
Al Tamulaitis
Chairman Compton
John Ellebrecht
Rajiv Gupta

Nay

Nancy Bengtson
Marilyn Niebling

Abstain

John Scatizzi

Absent

10. ADJOURNMENT

Chairman Compton adjourned the meeting at 8:35 p.m.

Respectfully Submitted,

Holly Woodland