



MINUTES OF THE  
PLANNING AND ZONING COMMISSION MEETING  
1 GOVERNMENT CTR ♦ BALLWIN MO 63011  
FEBRUARY 1, 2021

Chairman Weaver called the meeting to order at 7:21 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver  
Commissioner Grant Alexander  
Commissioner Chad Silker  
Commissioner Michael Swain  
Commissioner Victoria Winfrey  
Alderman Kevin Roach  
Mayor Tim Pogue

Planning Technician Shawn Edghill  
City Administrator Eric Sterman  
City Attorney Robert E. Jones

ABSENT

Commissioner Gary Carr  
Commissioner Olivia Pieknik  
Secretary Lisa Zimmerman

**Approval of Minutes**

A motion was made by Commissioner Alexander to accept the minutes of the January 4, 2021 meeting as submitted. Commissioner Silker seconded the motion, which received unanimous approval from the Commission members present.

**Swearing in of New Commissioner**

Mr. Michael Swain, 333 Turfwood Dr (Ward 4) was sworn in by Planning Technician Shawn Edghill. Mr. Swain replaces Mr. Tracy Bolte, who resigned from the Commission.

**SUE 21-01 – Manufacturing of Alcohol on Site**

Brewery at The Wolf Cafe, 15480 Clayton Road, Ballwin MO 63011  
*Petitioner: Robert Biribin, 15480 Clayton Road, Ballwin MO 63011*

Chairman Weaver stated that he works for the property management company for the building in question. He said he will abstain if that is a concern. City Attorney Jones asked him if he has been offered anything in exchange for a favorable consideration of this petition. Mr. Weaver said he has not. City Attorney Jones said that there is no issue.

Mr. Biribin addressed the Commission, requesting approval for the Special Use Exception. He stated that there is 3,000 square feet downstairs from the restaurant, which will be used by Grier Brewery to brew 20 gallons at a time, to be served upstairs in the restaurant, and downstairs when it is appropriate to do so, given Covid restrictions.

Commissioner Alexander asked if the service downstairs would be a new storefront, or would it be accessed through the restaurant. Mr. Biribin said that currently, the downstairs unit will only be used for brewing currently, and the beer will be served upstairs in the restaurant. Serving beer downstairs is planned for the future.

City Attorney Jones asked if the same business entity holding the liquor license for the restaurant will hold the liquor license for the brewery. Mr. Biribin said that his company, Veggiecouple LLC dba The Wolf Cafe, will hold the liquor licenses for both.

Mayor Pogue asked about how the future serving of liquor in the downstairs unit will be handled when the time comes. City Attorney Jones said it would be an amendment of this SUE for The Wolf Café for customers and sales in the lower level.

Alderman Roach asked City Attorney Jones if the waiver of liquor license fees will apply to this petition. Mayor Pogue said it will.

Commissioner Alexander asked if this petition is for the production of beer only. City Attorney Jones said that is correct. Chairman Weaver asked if this petition is for package liquor sales also. Mr. Biribin said that they were allowed to sell growlers. That is all that is planned for now.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of Petition SUE 21-01.

**Mr. Rob Roseman**, 483 Hillbrook Dr, expressed his support of The Wolf Café.

Chairman Weaver asked if anyone wished to speak in opposition to the petition. No one came forward, and Chairman Weaver closed the public hearing.

Commissioner Swain asked how many different beers would be brewed on site. Mr. Biribin said approximately 4-6. Alderman Roach asked about the timeline for serving the beers. Mr. Biribin said they will start brewing and serving the beers as soon as approval has been received.

Chairman Weaver made a motion to recommend approval of Petition SUE 21-01 to the Board of Aldermen. Alderman Roach seconded the motion, which received unanimous approval from the Commission members present.

## Adjournment

Mayor Pogue made a motion to adjourn the meeting. Commissioner Winfrey seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:43 p.m.

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J. Mark Weaver, Chairman  
Planning & Zoning Commission