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**MINUTES OF THE  
PLANNING AND ZONING COMMISSION MEETING  
1 GOVERNMENT CTR ♦ BALLWIN MO 63011  
APRIL 5, 2021**

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Chairman Weaver called the meeting to order at 7:00 p.m. Members in attendance were:

PRESENT

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

ABSENT

Secretary Lisa Zimmerman

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

**Approval of Minutes**

A motion was made by Mayor Pogue to accept the minutes of the February 1, 2021 meeting as submitted. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

**SUB 21-01 – Simple Lot Split**

Ballwin Corners, 14918 and 14924 Manchester Road, Ballwin MO 63011  
*Petitioner: Ben Stegmann, 16100 Swingley Ridge Rd, Chesterfield MO 63017*

Mr. Patrick Bennett addressed the Commission, requesting approval for the petition. Commissioner Pieknik asked what business will be on Lot 3. Mr. Bennett stated the existing business will remain in place. Chairman Weaver asked what business is currently in that space. Mayor Pogue said it is an auto detailing business. Mayor Pogue asked about site improvements for the existing building. Mr. Bennett said that it will be painted and cleaned up. Alderman Roach asked if there is a formal commitment for those improvements. Mayor Pogue asked if these meeting minutes would suffice as written confirmation. City Attorney Jones said it will.

Commissioner Alexander asked if the proposed development still meets ratio requirements for building area vs site area after the lot split. Planning Technician Edghill stated that all lots are in compliance with C-1 zoning.

City Attorney Jones asked about the curb cut on the northeast corner of the proposed Lot 3, which is used by the Ballwin Athletic Association. Will that still be available to the BAA? Mr. Bennett said that the petitioner is making some minor modifications, but it will still be accessible to the BAA.

City Attorney Jones said he will write the requirement that the curb cut will still be available to the BAA into the ordinance.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of Petition SUE 21-01. No one came forward, and Chairman Weaver asked if anyone wished to speak in opposition to the petition. No one came forward, and Chairman Weaver closed the public hearing.

Mayor Pogue made a motion to recommend approval of Petition SUB 21-01 to the Board of Aldermen. Commissioner Silker seconded the motion, which received unanimous approval from the Commission members present.

### **Other Business**

Chairman Weaver asked if there are any pending petitions. Planning Technician Edghill said there are some projects in the works that may be ready for the May meeting. Chairman Weaver asked about the Panera project. Planning Technician Edghill said that they have submitted a building permit and plans, but have not yet submitted a demolition permit for the existing building. Chairman Weaver noted that the Cadillac dealership project is progressing.

### **Adjournment**

Commissioner Silker made a motion to adjourn the meeting. Commissioner Pieknik seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:10 p.m.

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J. Mark Weaver, Chairman  
Planning & Zoning Commission