



**MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
1 GOVERNMENT CTR ♦ BALLWIN MO 63011
AUGUST 3, 2020**

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

PRESENT

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

Planning Technician Shawn Edghill
City Attorney Robert E. Jones

ABSENT

Secretary Lisa Zimmerman

Approval of Minutes

A motion was made by Commissioner Pieknik to accept the minutes of the July 6, 2020 meeting as submitted. Alderman Roach seconded the motion, which received unanimous approval from the Commission members present.

SUE 20-03 – Special Use Exception (Restaurant with Front Yard Parking and Drive Through)

Panera Bread, 14646 Manchester Road

Petitioner: Rashad Palmer, 3630 S Geyer Rd, Saint Louis MO 63127

Ms. Christine Wilson of Cole & Associates addressed the Commission on behalf of the petitioner, requesting approval for the Special Use Exception. Panera is proposing to demolish the existing structure and build a 3500 sq. ft. facility, with a drive-through and curbside pickup, as well as dine-in service. The intent is to use the existing curb cut on Manchester Road, but modifying it to be a right turn exit only, as per MoDOT's request. Ms. Wilson stated that the petitioner has complied with the City's requirements, and will be working with MoDOT and MSD to satisfy their requirements.

Commissioner Bolte noted that the petitioner is proposing to close the eastern access to the site from the interior entrance lane that comes into the property from Manchester Rd. Ms. Wilson said this was done to help with the drive-through queueing, as customers will enter the site from the south.

Mayor Pogue asked about the traffic study requested by MoDOT. Ms. Wilson stated that MoDOT agreed to waive the traffic study if the curb cut on Manchester was modified to exit to the right only, with no left turn onto Manchester.

Chairman Weaver asked if the proposed building is a new prototype for Panera, or if there are others. Mr. Levi Otwell, site development with Panera, said that Panera has started making locations smaller, but this is the first of this design.

Planning Technician Edghill pointed out that the rear yard requirement that would normally be required in this situation was waived for the previous tenant, Steak n' Shake. He requested that this requirement continue to be waived for Panera.

Commissioner Bolte stated that the egress lane from the property is very narrow, and asked if the property owner could be contacted to restripe the lanes to better serve vehicles leaving the site. Mr. Otwell said that he will do so. Planning Technician Edghill said he would provide the contact information to Mr. Otwell.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of Petition SUE 20-03. No one came forward. Chairman Weaver asked if anyone wished to speak in opposition to the petition.

Mr. Michael Schmidt, 217 Solley Dr, stated his concerns regarding overflow lighting and noise issues that have been problems in the past.

No one else came forward, and Chairman Weaver closed the public hearing.

Mayor Pogue asked about the hours of operation. Mr. Otwell stated that the hours would be 6:30 am to 9:00 pm, seven days a week. Mayor Pogue asked if all the lights are turned off at closing. Mr. Otwell said some lights will be left on for security reasons. He said the petitioner can investigate putting shields on the lights.

Commissioner Silker asked if there will be music outside. Mr. Otwell stated that music will be piped to the outdoor seating area. He also noted that Steak n' Shake's speaker box faced south, and Panera's will face east, farther north than the residential area on Solley Dr. City Attorney Jones said that if there is outdoor seating, it should be addressed at this meeting, or the petitioner will have to come back before the Commission for an amended SUE. Ms. Wilson stated that there will be a few tables on the west side of the building. Planning Technician Edghill said the outdoor seating is mentioned in the parking calculations, but not specifically noted on the drawings.

Mayor Pogue made a motion to recommend approval of Petition SUE 20-03 to the Board of Aldermen, with the provision that the petitioner provide an illumination study, the placement of shields to prevent light pollution, outdoor seating to be allowed on the west side of the building not to extend past the south building line, and no live music will be allowed. Alderman Roach seconded the motion, which received unanimous approval from the Commission members present.

SUE 20-05 – Special Use Exception (Site Development Plan Amendment)

ELCO Cadillac, 15110 Manchester Road

Petitioner: Mark Hadfield, 15110 Manchester Rd, Ballwin MO 63011

Mr. Jeffrey Kaiser of TRi Architects addressed the Commission on behalf of ELCO Cadillac, requesting approval for the Special Use Exception. Mr. Kaiser described the proposed remodel of the building as the new rollout for the Cadillac brand. He said the site circulation will remain the same, but there is a small outdoor paved area that will be reconfigured for a public amenity space.

City Attorney Jones asked Mr. Kaiser to provide more information regarding the public “plaza.” Mr. Kaiser said there will be additional paving and seating available, which will be approximately 200-300 square feet.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of Petition SUE 20-03. No one came forward. Chairman Weaver asked if anyone wished to speak in opposition to the petition.

Commissioner Bolte asked if the proposed front building line will be closer to Manchester than is the existing. Mr. Kaiser said it’s a little closer at the northwest corner. He said he can provide the information to City staff if needed.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of Petition SUE 20-05. No one came forward. Chairman Weaver asked if anyone wished to speak in opposition to the petition. No one came forward, and Chairman Weaver closed the public hearing.

Chairman Weaver noted that the address pillar in front of ELCO is leaning and needs to be straightened.

Mayor Pogue made a motion to recommend approval of Petition SUE 20-05 to the Board of Aldermen. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

SUE 20-06 – Special Use Exception (Restaurant with Front Yard Parking and Sale of Alcohol)

Beersauce Shop, 14738-B Manchester Road

Petitioner: Jonathan Hendrix, 1341 Sunny Slope Dr, O’Fallon MO 63366

Mr. Jonathan Hendrix and Mr. Richard Duree addressed the Commission, requesting approval for the Special Use Exception. Mr. Duree stated that 80% of the sales are from retail, which supplements the tasting portion of the shop. Mayor Pogue clarified that the shop is not a bar, but rather a retail store that offers tastings. Mr. Duree said that is correct.

Chairman Weaver asked about the hours of operation. Mr. Duree said the shop will be open from 11:00 am–10 pm Monday-Saturday; and Sunday from 11:00 am–6:00 pm. Commissioner Silker asked how many taps will be on site. Mr. Duree said there will be 16-20. Mr. Silker asked if customers will be able to order a pint, or if it will all be smaller tasting sizes. Mr. Duree said serving sizes will range from .5 ounce to 16 ounces.

Commissioner Alexander asked about special events. Mr. Duree said they hold Beer School, BBQ School, and Whiskey School almost every week. Some customers will order food or drink. Chairman Weaver asked what comprises the retail portion of the store. Mr. Duree said that craft beer, artisan sauces and rubs, and whiskey make up the retail sales.

Commissioner Bolte asked about parking for the shop, and during the evening for the events. Mr. Duree said that most customers don’t stay for an extended period, but there is extensive parking behind the building, which is where employees will park, as will event attendees.

Commissioner Pieknik asked if there would ever be an issue with someone being overserved. Mr. Duree said that has never been a problem with any of their shops.

Mayor Pogue asked City Attorney Jones (as City Attorney for Sunset Hills) if there has ever been a problem. City Attorney Jones said there have not been any problems.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of Petition SUE 20-06. No one came forward. Chairman Weaver asked if anyone wished to speak in opposition to the petition. No one came forward, and Chairman Weaver closed the public hearing.

Chairman Weaver made a motion to recommend approval of Petition SUE 20-06 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 will be a meeting in September. Planning Technician Edghill stated that there are no petitions at this time.

Adjournment

Commissioner Pieknik made a motion to adjourn the meeting. Mayor Pogue seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 8:01 p.m.

J. Mark Weaver, Chairman
Planning & Zoning Commission