



**MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
300 PARK DR ♦ BALLWIN MO 63011
JULY 2, 2018**

The meeting was called to order by Acting Chairman Zimmerman at 7:00 p.m. Members in attendance were:

PRESENT

Secretary Lisa Zimmerman
Commissioner Tracy Bolte
Commissioner Lynn Goetz
Commissioner Chad Silker
Commissioner Mike Utt
Commissioner Vern Young
Alderman Ray Kerlagon
Mayor Tim Pogue

Assistant City Administrator Andy Hixson
City Engineer Gary Kramer
City Attorney Robert E. Jones

ABSENT

Chairman Mark Weaver
Commissioner Olivia Pieknik

Approval of Minutes

A motion was made by Commissioner Young and seconded by Mayor Pogue to approve the minutes of the May 7, 2018 meeting of the Planning & Zoning Commission as submitted. The motion received unanimous approval from the Commission members present.

Z18-05 – Special Use Exception

ELCO Chevrolet Cadillac Inc, 112 Old Ballwin Rd

Petitioner: Mr. Mark Hadfield, ELCO Chevrolet Cadillac Inc, 15110 Manchester Rd, Ballwin MO 63011

Mr. Tim Elli addressed the Commission, requesting approval for the special use exception. Mr. Elli stated that the building footprint is smaller than the original SUE that was granted. Commissioner Bolte asked if the building location is different because he didn't remember it being so close to the property line. Mr. Elli said that he believed it to be the same location. Commissioner Young asked if there are plans to expand the building. Mr. Elli said the building is designed for expansion.

Mayor Pogue asked if the petitioner plans to irrigate the landscaping. Mr. Elli said that is the plan. Commissioner Bolte asked if the proposed landscaping is no more than 6 feet in height. Mr. Elli said that the landscape design will comply with Ballwin's ordinances.

Acting Chairman Zimmerman asked if the proposed service center would be open the same hours as the main one. Mayor Pogue asked what the current hours are. Mr. Elli said the hours are 6:30 am to 7:30 pm. Mayor Pogue asked what type of service will be done at the proposed location. Mr. Paul Roeder of ELCO said that it will be used to recondition used cars, as well as for windshield replacement and paintless dent removal. It will not be used as a body shop. There is no expectation of excessive noise during working hours.

Commissioner Silker asked why the lot to the west of the dealership is not being used for this proposed development. Mr. Roeder said that the proposed site is contiguous to the dealership site so it made the most sense. The lot to the east was purchased from 5th/3rd Bank, but is not to be used for parking. Mark Hadfield, the owner of ELCO, has not been able to find a buyer for the site to date.

Commissioner Bolte asked about the bridge spanning the creek. Mr. Roeder said that it will be used to transport cars from the dealership to the proposed service facility, and keep traffic off Old Ballwin Road.

Acting Chairman Zimmerman opened the public hearing and asked if anyone wished to speak in favor of Petition Z 18-05.

Ms. Heather Benson, 611 Parker Dr, said that she's neither for nor against the petition. Her concerns were addressed by the Commission members. She is in favor of the bridge across the creek.

Mr. Pat Wargel, 243 Old Ballwin Rd, said the cars that have been parking on the Manchester lot pull forward so far it is difficult to see oncoming traffic. He is concerned about the landscaping for the proposed development, as well as the surface of the site on Manchester Road.

City Attorney Jones stated that parking will not be allowed on the Manchester lot going forward.

No one else came forward, and Acting Chairman Zimmerman asked if anyone wished to speak in opposition to the petition.

Mr. Michael Scott, 643 Kehrs Mill Rd, stated that corporate desires do not trump the tranquility of a neighborhood. ELCO's expansion is not a good reason to disturb neighborhoods. He is concerned that the proposed development will not be taken care of.

Ms. Tiffany Winchell, 201 Old Ballwin Rd, said she lives directly across from the property in question. She is concerned about how the proposed development will affect her property values, as the site has been poorly maintained.

No other opponents came forward and Acting Chairman Zimmerman closed the public hearing.

Commissioner Goetz asked about placement of the doors. Mayor Pogue said that there will be doors on the east and west side of the building.

Mr. Elli addressed the question of landscaping, and stated that not only will it comply with the City's requirements; the petitioner is willing to add additional landscaping. Acting Chairman Zimmerman asked if there is a way to plant the landscape buffer before the building is started. Mr. Elli said it is not usually done that way, but it is something the petitioner will consider.

Commissioner Silker raised a concern that Ms. Winchell will be looking at one of the bay doors. Mr. Elli said it would be behind the landscaping buffer and should be out of view. If the landscaping needs to be denser or a privacy fence needs to be placed on that side, the petitioner will do so.

Mayor Pogue said that cars are being illegally parked on the Manchester Road lot and also the proposed development site. Where are those vehicles going to go during construction? What is the plan for those vehicles? Mr. Roeder said that ELCO owns a lot behind the Hyundai dealership and will move the cars there. Mayor Pogue said that this is a continuous problem, and ELCO has also been cited for high weeds on the proposed site. Mr. Roeder said there were issues with their landscape company that have now been resolved.

Commissioner Silker said he feels the public needs to know that this is an odd-shaped lot. It is unlikely that another nursery would go into that space. Mr. Roeder agreed, saying that it is also in a floodway, so he feels this is the highest and best use of the property. Commissioner Utt asked about sound mitigation. Mr. Elli said that most of the sound will be contained within the building, with concrete walls and only two garage doors.

Commissioner Young questioned why the facility needs to be open as early as 6:30. Mr. Roeder said the hours can be scaled back. Mayor Pogue asked for further clarification as to where the privacy fence is being requested. Mr. Elli said that it has not been requested, but it was offered as an option. City Attorney Jones said he feels that significant landscaping is a better option.

Acting Chairman Zimmerman made a motion to recommend approval of SUE 18-05 to the Board of Aldermen, with the following provisions: widening of the sidewalk, additional landscaping, scale back the hours of operation, and submit an irrigation plan. Commissioner Utt seconded the motion. A voice vote was taken with the following result: Zimmerman, Bolte, Goetz, Silker, Utt, Young, and Kerlagon- Aye; Pogue -Nay. The motion passed 7-1.

Adjournment

Acting Chairman Zimmerman made a motion to adjourn the meeting. Commissioner Young seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 8:10 p.m.

Lisa Zimmerman, Acting Chairman
Planning & Zoning Commission