



MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
1 GOVERNMENT CTR ♦ BALLWIN MO 63011
MARCH 2, 2020

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

PRESENT

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

ABSENT

City Administrator Bob Kuntz
Planning Technician Shawn Edghill
Representative for City Attorney Robert E. Jones

Approval of Minutes

A motion was made by Mayor Pogue to accept the minutes of the December 3, 2019 meeting as submitted. Chairman Weaver seconded the motion, which received unanimous approval from the Commission members present.

Z 20-01 – Simple Lot Split

703 Reinke Rd

Petitioner: Mr. Albert Rideout, 4024 Carol Park Rd, House Springs, MO 63051

Mr. Ryan Meeks of THD Design Group addressed the Commission, requesting approval for the simple lot split of 703 Reinke Rd.

Mayor Pogue commented that staff made sure that there was enough easement to install a sidewalk along the Reinke Rd side of this lot and said the City has monies available in the sidewalk fund to complete this section in the future.

Commissioner Bolte asked if there would be any issues with the right-of-way along New Ballwin Road in the future. Planning Technician Edghill said he doesn't foresee any issues.

Alderman Roach asked if the petitioner has gotten MSD approvals. Mr. Meeks said that they have not done so yet, but will do so before proceeding with any construction.

Commissioner Bolte expressed concern about a driveway being placed near New Ballwin Road. He feels that it could be a problem if it is too close. City Administrator Kuntz noted that any driveway or curb cut issues would be addressed during the building permit process.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of the adoption of the Comprehensive Plan. No one came forward, and Chairman Weaver asked if anyone wished to speak in opposition to the petition.

Mike Scott, 643 Kehrs Mill Rd, said he has concerns about infill development and exemptions.

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

Alderman Roach asked if there are any exemptions associated with this property. Planning Technician Edghill said there are not.

Commissioner Alexander stated that the Commission appreciates and understands Mr. Scott's concerns.

Mayor Pogue made a motion to recommend approval of Petition Z 20-01 to the Board of Aldermen. Commissioner Bolte seconded the motion, which received unanimous approval from the Commission members present.

Adjournment

Mayor Pogue made a motion to adjourn the meeting. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:17 p.m.

Mark Weaver, Chairman
Planning & Zoning Commission