



MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR ♦ BALLWIN MO 63011

OCTOBER 7, 2019

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 Victoria Winfrey
Alderman Kevin Roach
Mayor Tim Pogue

City Administrator Bob Kuntz
City Attorney Robert E. Jones

ABSENT

Secretary Lisa Zimmerman
Commissioner Tracy Bolte

Approval of Minutes

A motion was made by Commissioner Pieknik to accept the minutes of the August 5, 2019 meeting as submitted. Mayor Pogue seconded the motion, which received unanimous approval from the Commission members present.

Z 19-03 – Zoning Ordinance Change

Adult Oriented Businesses

Chairman Weaver said that this petition was tabled at the last meeting so that the Commission could see how a 500 ft separation would affect these types of businesses. City Attorney Jones said that the previous discussion was whether a 1,000 ft separation from schools and churches would be feasible. The staff report prepared for this meeting shows that 1,000 feet would effectively zone these types of businesses out of the City of Ballwin. He does not recommend that distance be approved.

Commissioner Pieknik said that a 500 ft separation was also discussed at the previous meeting. The staff report included maps showing this distance from schools, churches, and daycares. City Attorney Jones said this distance will still allow for positioning of these types of businesses. He said a recommendation of 500 ft is reasonable. City Attorney Jones also reminded the Commission that the ordinance requires a 1,500 ft distance from stores of the same type.

Chairman Weaver reopened the public hearing and asked if anyone wished to speak in in regards to Petition Z 19-03. No one came forward and Chairman Weaver closed the public hearing.

City Attorney Jones suggested adding the word “property” after “Adult Oriented Business” and “Adult Oriented Service Provider” in Section 1 (33) to eliminate any confusion about where the 1500 ft distance is measured from.

Alderman Roach asked about churches that lease space in shopping centers. Would the distance be measured from the leased unit or the shopping center? City Attorney Jones said it would have to be measured from the leased unit.

Mayor Pogue made a motion to recommend approval of Petition Z 19-03 to the Board of Aldermen, with the following amendment to Section 1 (33): Change the distance from churches, schools, and daycares from 300 ft to 500 ft; and add the word “property” after Adult Oriented Business and Adult Service Provider. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

Adjournment

Mayor Pogue 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 7:18 p.m.

Mark Weaver, Chairman
Planning & Zoning Commission