

City of Ballwin

Memo

To: Planning and Zoning Commission Members

From: Thomas H. Aiken, AICP, Assistant City Administrator/City Planner



Date: 10/20/15

Re: Petition SUE16-06 Tower Loan

The attached documentation was received in my office on 10/19/15. It was provided by Mandie Wells of Gershman Real Estate the owner or leasing agent for Dicken's Plaza, and the company whose representative spoke at the hearing. It is my understanding that Randy Stern from Gershman, who spoke at the hearing on 10/5/15, is no longer with Gershman.

No explanation was provided with the documents. The sheet labeled A1.0 appears to be one sheet from a set of plans prepared by Henty & Associates for the new space that will be occupied by Tower Loan in Dicken's Plaza. The reflected ceiling plan shows how the unit will be illuminated. It appears to be an equally spaced arrangement of fluorescent lights mounted in the ceiling grid. This will provide a uniform illumination of the entire space while it is operating. If certain lights are to remain illuminated in the evening hours after closing in the vicinity of the safe, this has not been clearly indicated on the plans.

The floor plan shows where the entrances, desks, work stations etc. are to be located. The lobby area appears to be located adjacent to the front windows as is recommended by the ordinance. The location of the safe has not been indicated, but the information previously provided about the safe shows that it appears meet the minimum standards required by the ordinance.

The second document appears to be a proposal for the installation of a security system for the new facility. This document indicates the installation of security facilities that are not technically required by the ordinance, such as a keypad entry and motion detectors, but it does indicate the installation of panic buttons that are required by the ordinance.

No information is provided about the video recording equipment that will be installed in the new space. The letter that was submitted with this petition prior to the October 5th meeting was a copy of the letter that accompanied the original 2013 petition with the addressed changed. That description was generic as to the manufacturer of the equipment, but it described, in some detail, the scope of the installation that was proposed. A system of this nature certainly appears to meet the minimum requirements of the ordinance, and to the best of my knowledge, this is the system that was installed in the current Tower Loan facility.