

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF JANUARY 13, 2020**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on Monday, January 13, 2020 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Chairman Claude Buchheit.

Members present: Kerstin Adelt, Joy Bush, Sonny Costa, Jim Gaston, Joe Holtsnider, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit.

Members absent: Keith Gillming, Chris Peoples

Also present: Zach Greatens, Planning & Zoning Officer  
Sue Glazer, Recording Secretary

**1. APPROVAL OF MINUTES**

Mr. Woodruff moved, and it was seconded by Ms. Adelt, to approve the minutes of November 25, 2019. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

Mr. Teahan moved, and it was seconded by Mr. Woodruff, to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

**3. PUBLIC HEARINGS**

**19-PZ-21 Request for Special Use Permit for “Automobile repair, major and minor, provided that the activity is conducted wholly within an enclosed building” to allow a discount tire store located at 935 Northwest Plaza Drive, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.d of the “B-2” Community Business District. Submitted by Discount Tire.**

Chairman Buchheit opened the public hearing. Mr. Greatens said this is an application for a Special Use Permit (SUP). Mr. Greatens reviewed the steps for the SUP process. This request is for an auto repair establishment in the “B-2” Community Business District located at 935 Northwest Plaza Drive. The subject property is 1.61 acres. The property fronts on North Lindbergh Blvd. to the west, Blake Drive to the south, and Northwest Plaza Drive to the east. The eastern property boundary is adjacent to the City of St. Ann. This is the last of two (2) vacant lots in Northwest Crossing in the City of Bridgeton. This property was previously Firestone Auto Repair until 2011 and it was demolished in 2013. The surrounding property is also zoned “B-2.” The property to the north is also vacant and the City does have a SUP application for that property for Freddy’s Frozen Custard & Steakburgers. Mr. Greatens showed pictures of the property on the large screen. The applicant is proposing to redevelop the site with an 8,200 s.f. building and associated parking and drive aisles in order to operate their auto repair facility. Access to the site would be provided by two (2) curb-cuts onto Northwest Plaza Drive. Discount Tire qualifies as auto repair in the Zoning Ordinance, even though they only deal with tires. The proposal is consistent with the Comprehensive Plan. The traffic generation would not be detrimental to the surrounding traffic. There is sufficient ingress/egress proposed and internal circulation is sufficient. Their proposed parking is in compliance with the Zoning Ordinance. It is Staff’s opinion that the proposed use is consistent and compatible with the surrounding mix of commercial uses and would be appropriate at this location. Mr. Greatens included in the Staff Report the following recommended conditions of approval; if the Planning Commission recommends approval of the SUP:

1) Special use permit approval shall be limited to tire sales, installation, service, and repair and accessory uses. Any future expansion of the use that includes activities such as oil changes, brake service and repair, repair of shocks and suspension systems, engine and transmission repair, body

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work, or similar operations shall require approval of an amendment to the special use permit.

2) Outdoor storage of tires or other material and equipment shall not be permitted.

3) Storage of junk vehicles or inoperable vehicles shall not be permitted.

4) If any vehicles are parked or stored outdoors overnight, such vehicles shall be licensed and operable. Outdoor parking or storage of vehicles overnight shall be limited to no more than five (5) vehicles and a maximum of three (3) nights per vehicle.

5) No curb-cuts or other vehicular access shall be allowed onto North Lindbergh Boulevard or Blake Drive.

Mr. Greatens had a screen shot of the site plan, elevation drawings, preliminary layout, and preliminary landscape plan, which was provided by the applicant.

Mr. Woodruff asked to see the screen shot again showing the elevations. Mr. Greatens explained that the south elevation is the location of the overhead doors and faces Blake Drive.

Mr. Teahan said wheel alignment is not included in condition #1. Mr. Greatens said he included "or similar operations" which would allow some discretion.

Mr. Buchheit asked if they will be allowed to re-sell used tires. There was some discussion regarding this. Mr. Woodruff said the applicant's letter that is in the Staff Report states that used tires are removed twice a week by a local recycling contractor.

The applicant, Todd Mosher, R.A. Smith, Inc., 1245 East Diehl Road, Naperville, IL, came forward. Mr. Mosher said Discount Tire is a tire dealership. He said they do not do any service work at all. It is strictly the sale and installation of passenger vehicles and light truck tires and wheels. They sell winter tires and offer a winter tire storage service for customers that want to change out to winter tires. Those tires are stored off-site. Mr. Mosher said they do not sell used tires. He said there may be an occasion where a customer returns tires that they just purchased and they may re-sell them, but usually they do not sell any used tires. They do recycle the used tires and they are picked up by a licensed recycling company. There is no exterior storage of any kind. They have a trash enclosure remote from the building and built out of the same materials as the building. It has containers inside, one for recycling and one for trash. Discount Tire is a national tire dealership and has been around since the 1950's. They are based in Scottsdale Arizona and have around 1,000 stores. None of the stores are in the St. Louis metropolitan area yet. The hours are 8 am to 6 pm Monday – Friday and 8 am to 5 pm Saturday. They are closed on Sunday. They will have low traffic generation. Discount Tire likes to be in an area adjacent to other retail businesses and restaurants. They are proposing to add sidewalks along Northwest Plaza Drive and connecting to the sidewalk along Lindbergh Blvd. Mr. Mosher said they are in full agreement with the conditions that Staff recommended.

Mr. Woodruff asked if they do wheel balancing and wheel alignments. Mr. Mosher said they do not do wheel alignments. They will do tire rotations and balancing. They also do flat tire repairs. Discount Tire will repair the flat tire for free even if you did not purchase the tire from them. They will also check all four tire pressures and fill them for free. Mr. Mosher said they do a lot with the community, like participating in sponsoring little league teams.

Mr. Holtsnider said since they do not offer wheel alignment, is this not a place where most people come in and buy four brand new tires. Mr. Mosher said if they notice the vehicle may need alignment or struts, they will recommend another auto repair establishment that will do an alignment. Mr. Holtsnider asked about the price point of their tires. Mr. Moser said they are competitive. He said what makes them different is that all they do is tires and wheels and they sell every major brand of tire. They can order the tire if they do not have it in stock. He said if the customer drops their car off for the day and is unable to get back the same day to pick it up, they will put their vehicle inside the garage until the next day.

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Chairman Buchheit asked how long it takes for the tractor trailer to unload the tires that are delivered. Mr. Mosher said they unload them quickly. He explained the process of unloading the tires. They usually deliver tires about twice a week. He said the used tires are picked up about twice a week also.

No one came forward to speak.

Chairman Buchheit closed the public hearing.

Chairman Buchheit said it will be considered under Pending Matters.

**4. PENDING MATTERS**

**19-PZ-21 Request for Special Use Permit for “Automobile repair, major and minor, provided that the activity is conducted wholly within an enclosed building” to allow a discount tire store located at 935 Northwest Plaza Drive, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.d of the “B-2” Community Business District. Submitted by Discount Tire.**

**Mr. Woodruff moved, seconded by Ms. Adelt, to approve Application #19-PZ-21, with the five (5) conditions listed above.**

Roll Call Vote:

Ayes: Kerstin Adelt, Joy Bush, Sonny Costa, Jim Gaston, Joe Holtsnider, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Nays: None

Members absent: Keith Gillming, Chris Peoples

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #19-PZ-21 will be forwarded to the City Council for public hearing and further action.

**5. OTHER BUSINESS**

There was no “Other Business.”

**6. STAFF UPDATE**

Staff updated the Commission on upcoming projects. The next scheduled meeting is January 27, 2020.

**7. EX-OFFICIO REPORT**

There was no ‘Ex-Officio report.

**8. ADJOURNMENT**

It was moved by Mr. Woodruff and seconded by Ms. Adelt, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:50 p.m.