

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF FEBRUARY 28, 2022**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on February 28, 2022 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Vice-Chair Lyle Woodruff.

Members present: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Vincent Pavia, Bob Teahan, Pauline Tulloch, Lyle Woodruff

Members absent: Chair Claude Buchheit

Also present: Jerry Grimmer, Ex-officio
Zach Greatens, Planning & Zoning Officer
Sue Glazer, Recording Secretary

1. APPROVAL OF MINUTES

Mr. Teahan moved, and it was seconded by Ms. Adelt, to approve the minutes of January 10, 2022. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARINGS

#22-PZ-01 Request to amend the “B-2” Community Business District to allow “motor vehicle rental” as a permitted land use with a special use permit. Submitted by Jordan Monroe with Urgent Vehicles LLC.

Vice-Chair Woodruff opened the public hearing. Mr. Greatens said this is an application for a zoning text amendment. Mr. Greatens reviewed the process for approving a text amendment. He said that based on the requirements in the City Charter, in order for an application to go to City Council with a favorable recommendation, it requires at least seven (7) favorable votes from Planning Commission.

Mr. Greatens said this is a request to amend the “B-2” Community Business District to allow motor vehicle rental establishments as a permitted use with a special use permit. If this is approved by City Council, the applicant expressed their intent to apply for a special use permit to operate a motor vehicle rental establishment located at 3615 N. Lindbergh Blvd. As stated in the staff report, this is a request to amend the “B-2” District. If approved, it would apply to all parcels of land in the “B-2” District. Mr. Greatens said there are approximately 200 parcels that are zoned “B-2”. He showed a map highlighting the areas zoned “B-2” in the city. The total area zoned “B-2” is larger than the “B-3” and “B-4” Districts. In the “B-2” District there are commercial uses such as retail, offices, restaurants, financial institutions, and similar uses allowed. The uses with a special use permit include auto repair businesses, gas stations, and medical clinics. In reference to motor vehicle rental establishment, they are allowed in the “B-3” and “B-4” Districts with a special use permit; however, there is a provision that they can only be associated with an auto sales business in the “B-3” or “B-4” Districts and in the “B-3” District they can be associated with a hotel. In 1990 City Council approved an ordinance to amend the zoning regulations to prohibit motor vehicle rental establishments in the “B-2” District. They were allowed to continue operating in the “B-3” and “B-4” Districts with a special use permit, as long as they were associated with a motor vehicle sales establishment or hotel. The intent and purpose of the “B-2” District is to permit uses which provide principally goods and services for consumption by the non-commercial public. On review of the proposal and looking at the intent and purpose of the “B-2” District, it is staff’s opinion that allowing motor vehicle rental businesses would not be compatible with the intent and purpose of the “B-2” District. If the City

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would pursue adding motor vehicle rental establishments, it would probably be more suitable in one of the planned commercial districts closer to the airport. Mr. Greatens said this request came about when the Public Works staff discovered that work was being done without permits on the interior of the building at 3615 N. Lindbergh Blvd. The proposed tenant came to City Hall to find out about the process for occupancy. The applicant informed staff their intent was to operate a motor vehicle rental business, which is not allowed in the "B-2" District. While this text amendment request was submitted by a tenant of one commercial property, it must be analyzed for the potential impact on the entire "B-2" District. The proposed language in the Zoning Ordinance under permitted land uses with special use permit in the "B-2" District, it would state "Rental service establishment; any type except costume or formal wear." The part that states "but not including motor vehicles" would be deleted.

Mr. Gillming asked if this would be more suitable in the "B-4" District. Mr. Greatens said yes, it currently is allowed in the "B-4" District with a special use permit, if it is associated with an auto sales business. He said there are no "B-4" zoning districts anywhere near this location. Ms. Tulloch asked what buildings are around this location. Mr. Greatens said there is a gas station, car wash, mix of retail and auto repair. Ms. Adelt asked if this is approved, would there be a limit on the number of cars allowed. Mr. Greatens said if this text amendment would be approved, there would be no limitation on the number of cars in the Zoning Ordinance. They would have to come back to get special use permit approval and conditions could be written into the special use permit.

The applicant, Mr. Jordan Monroe, President of Urgent Rent-A-Car, 1831 Spartan Drive, Chatham, IL 62629, came forward. Vice-Chair Woodruff explained to Mr. Monroe that the Commission has eight (8) members present, which is a quorum. To get a positive recommendation to Council, he would have to get seven (7) votes in favor, which would take a simple majority for approval at Council. If he does not get the seven (7) votes in favor, the vote at Council would have to be a super majority, which is six (6) in favor out of the eight (8) Council members.

Mr. Monroe said they signed a five (5) year lease. He said the reason they did not look into the zoning was because of what was around the building. He said they know now they should not have done that. It is a 2,800 square foot building and a glass storefront. He said there are two easements, one to a gas station and the other one to a car wash, which are both automotive related. There is no residential nearby. This is an abandoned building. He said it has a garage bay in the rear and they can drive vehicles into the building. If they have a vehicle that is out of commission, they could drive it into the building until it is towed and taken to their garage in Illinois to be repaired or to the auction in St. Louis. They see ample parking at this site. He said in Illinois "B-2" allows car rental. He said this is the perfect location for their business. He said the purpose of "B-2" is to provide business services for the community. Rental car business is a service. He said in his opinion, the compatibility of this site can be decided upon by the special use permit. He said this is a special kind of business which would have a special use permit. His company has other offices in other states that are in a strip mall and a very small fleet. If they ever have an issue with parking, they will have to downsize their fleet and transfer the vehicles to another city or state or to auction. Their company only requires each office have three (3) vehicles. It is their intent to renovate this abandoned property. He said no one in any city likes to see abandoned property. He said sometimes people will go to their competition and have reservations and the reservation is not met. The name of their company is Urgent Rent-A-Car. If someone really needs a car, they do not need reservations and their company does not make any false promises. They either have the vehicle or they don't. He said their company will bring people into Bridgeton that are flying into the airport and not able to get a rental car. Mr. Monroe said their overall plan is to take an abandoned property, renovate it, turn it into an automotive related business connected by two (2) easements to two (2) automotive related businesses. Whether it could affect the other "B-2" Districts would be decided on a case-by-case basis.

Ms. Adelt asked about the vehicles going to the auto auction. Mr. Monroe said if they have a vehicle out of commission, they could store it inside the building and then be picked up and taken to auction. He

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said at their other offices, every car is rented 100% of the time. He assumes it will be the same at this location and there will not be a lot of cars parked there. Mr. Gaston asked if the cars that are not rented, will they be parked inside. Mr. Monroe said they would be parked outside the garage. He said they plan to start with three (3) vehicles. The maximum number of vehicles would be ten (10). Vice-Chair Woodruff said he noticed they have put up a sign already and it looks like they are open for business. The condition of the property is not good. He said that the landlord should have addressed this prior to Mr. Monroe signing the lease. Mr. Woodruff said the parking lot is in bad shape, a downspout is on the ground, the dumpster is not enclosed and there is a derelict sign outside that needs to go away. He said the landlord should have taken care of this prior to listing the property. Now that Mr. Monroe has signed the lease, it becomes an issue. Mr. Monroe said the sign on the building is a temporary sign they used so people can see what is coming to this location. He said he knows it is not allowable by the City's zoning, but he did not know that at the time. He said when it was brought to his attention, he ceased immediately. That is why it is in the condition it is right now. He said their goal is to repave the parking lot, stripe it, and have the building up to code. Mr. Woodruff said he thought that should have been done prior to coming to the Commission. Mr. Monroe said he has \$3,000 worth of signs sitting inside the building. He said they did not remove the Secret Desires sign that is out front. The temporary sign they put in the window has just the logo on it. Mr. Woodruff said that he might think about taking care of the repairs first. He said the City had the same issue with another property where someone signed a lease and the building was in bad shape. The Commission had to force it back to the landlord to take care of the property. Mr. Gillming asked about the asphalt parking lot that is shared with Circle K. Mr. Monroe said the parking lot goes to the rear about 50 feet from his building. He said they could use that for overflow parking so they do not have to park cars in the front. Councilman Mr. Grimmer asked the type of vintage age of their fleet. Mr. Monroe said the cars are 4 to 5 years old. They are primarily economic vehicles, such as Ford Focus and Ford Fiesta. Mr. Woodruff asked if they would do repair work in the building. Mr. Monroe said no. He said they have a central garage in Illinois. He estimates to have around four (4) employees on site. He said they have been in business since 2018. Ms. Adelt asked Mr. Greatens how many rental car companies are in Bridgeton. Mr. Greatens said Enterprise is no longer in business. Leta rents vehicles to their customers. All the other car rentals near the airport are outside the City limits of Bridgeton.

No one came forward to speak regarding the application.

Vice-Chair Woodruff closed the public hearing.

Mr. Gillming moved, seconded by Mr. Gaston, to approve Application #22-PZ-01.

Roll Call Vote:

Ayes: Carolyn Creswell, Jim Gaston, Keith Gillming, Vincent Pavia, Pauline Tulloch

Nays: Kerstin Adelt, Bob Teahan, Lyle Woodruff

Members absent: Chair Claude Buchheit

The motion to approve **failed** on a vote of (5 for – 3 against), and Application #22-PZ-01 will be forwarded to the City Council for public hearing and further action.

#22-PZ-03 Request for Special Use Permit for trailer sales or rental agency located at 13571 St. Charles Rock Road, as provided in the Bridgeton Zoning Ordinance under Section 410.140.B.2.ak of the "M-1" Manufacturing District, Limited. Submitted by Mike Klatch, with AAA Trailer Leasing LLC.

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Mr. Greatens said he will present Applications #22-PZ-03 and #22-PZ-04 together, but they will be voted on separately. Mr. Greatens reviewed the process for special use permit approval. These special use permit requests are for trailer sales or rental establishment at 13571 and 13565 St. Charles Rock Road. The reason it is split into two (2) special use permits is because 13571 St. Charles Rock Road is zoned "M-1" and 13565 St. Charles Rock Road is zoned "B-4". Because they are in separate zoning districts, there are separate staff reports and separate applications. He said both of these zoning districts do allow trailer sales and rental establishments with a special use permit. The wording is a little different in each district. Mr. Greatens referred to the map shown on the screen showing the site. The previous owner of the two (2) properties was Metro Paving. They used the eastern property to store asphalt millings and it has been graded a few times. Mr. Greatens showed a map of the surrounding property on the screen. The applicant is requesting to operate an additional location for their trailer sales and rental business on both parcels. Their proposal is to use the facility that has improvements on it and a building for their offices and use the remainder of this parcel and the parcel that is zoned "B-4" for their trailer parking. The proposed business will provide an industrial-related service near existing industrial and manufacturing uses. It is staff's opinion that the proposal is consistent with the goals and objectives of the Comprehensive Plan and consistent with the Future Land Use Map. It is staff's opinion that this proposal will not be detrimental to surrounding traffic. St. Louis County Department of Transportation provided comments that they will require permits for access to St. Charles Rock Road. They will require one of the entrances be eliminated and to reduce it to one entrance designed to accommodate a tractor trailer entrance and exit. That issue is between the applicant and St. Louis County Department of Transportation because they own this section of St. Charles Rock Road. Staff's requirement is that they must comply with all applicable requirements from St. Louis County. They have enough parking to be in compliance with the Zoning Ordinance. It is staff's opinion that the proposal is consistent with the neighborhood character and surrounding mix of industrial uses and would be appropriate at this location.

Staff's recommended conditions of approval for Application #22-PZ-03:

- 1) Special use permit approval shall be limited to trailer sales and rental with ancillary trailer parking. Any future expansion of the use, including but not limited to trailer service and repair business for the general public shall require approval of an amendment to the special use permit.
- 2) All on-site trailer parking and storage shall be located behind the front building line of the existing building and shall be prohibited between the existing building and St. Charles Rock Road.
- 3) Any work in the right-of-way shall require all necessary permits from St. Louis County Department of Transportation and be designed and constructed in compliance with the approved permit(s). Any such permits from St. Louis County shall be approved and issued prior to approval for occupancy from the City of Bridgeton.
- 4) A final plan for improvements to the property including the trailer parking layout, fencing, gates, and landscaping shall be submitted to the Department of Public Works for review and approval, including review and recommendation from the Design and Review Board, as applicable.

The recommended conditions of approval for Application #22-PZ-04 are listed below.

Mr. Greatens showed pictures of the two properties. He also showed a picture of their current location off of Missouri Bottom Road where they operate an existing trailer sales and rental establishment. They have another location in Earth City outside of the Bridgeton boundary where they operate their trailer repair business. The applicant included a picture of the existing building and their proposed improvements to the building. They also included a copy of a survey of the property and a conceptual layout of the trailer parking. Mr. Gillming asked about the parking indicated on the plan. Mr. Greatens said it is parking for trailers. He also asked if the undeveloped property is going to be asphalt. Mr. Greatens said the applicant has stated that their intent is to pave it with asphalt millings. He said the applicant can explain it more. There was some discussion about asphalt millings.

The applicant, Mike Klatch, 13816 Missouri Bottom Road, came forward. Mr. Klatch said he is part owner of AAA Trailer Leasing. He said AAA has been in business 19 years. He said what looks like tall

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grass growing on the vacant lot is really asphalt millings underneath. The grass is growing through it. When it was a paving company, they used it to get rid of some of the millings. Mr. Klatch said they will be working with an engineer and probably put in gravel rock as a good base. He said 95% of the trailers parked there will be empty. They have been operating at the Missouri Bottom Road facility for a long time and leasing the property. He said this is an opportunity for them to purchase their own facility. The property is currently in derelict condition. They are proposing to put \$200,000 into the building alone. Other improvements will be new fencing, landscaping and new signage. He said they will work with St. Louis County regarding having one driveway. He said that will work for them if they have to do that. They have the property under contract. Mr. Gillming said he thought it was unreasonable for County to take one of their entrances away. Mr. Klatch said it will work for them and it probably would be better for traffic. Mr. Greatens said the City did not have an issue with two (2) entrances, but ultimately it is not a city road. It is the County's road. He said that is why condition #3 was included in the special use permit, which says any work in the right-of-way shall require permits from St. Louis County and designed and constructed in compliance with the approved permit.

Mr. Teahan moved, seconded by Ms. Adelt, to approve Application #22-PZ-03, with four (4) conditions.

Roll Call Vote:

Ayes: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Vincent Pavia, Bob Teahan, Pauline Tulloch, Lyle Woodruff

Nays: None

Members absent: Chair Claude Buchheit

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #22-PZ-03 will be forwarded to the City Council for public hearing and further action.

#22-PZ-04 Request for Special Use Permit for a trailer sales and rental establishment, located at 13565 St. Charles Rock Road, as provided in the Bridgeton Zoning Ordinance under Section 410.130.F.2 of the “B-4” General Commercial District. Submitted by Mike Klatch, with AAA Trailer Leasing LLC.

Staff's recommended conditions of approval for Application #22-PZ-04:

- 1) Special use permit approval shall be limited to trailer sales and rental with ancillary trailer parking. Any future expansion of the use, including but not limited to trailer service and repair business for the general public shall require approval of an amendment to the special use permit.
- 2) No new curb-cuts or entrances to St. Charles Rock Road shall be permitted.
- 3) A final plan for improvements to the property including the trailer parking layout, fencing, gates, and landscaping shall be submitted to the Department of Public Works for review and approval, including review and recommendation from the Design and Review Board, as applicable. All on-site trailer parking and storage shall be constructed in compliance with the required setbacks in the B-4 District. Existing trees and vegetation along the front property line shall be preserved to the greatest extent practicable and as approved by the Department of Public Works staff.

No one came forward to speak regarding the applications.

Vice-Chair Woodruff closed the public hearing.

Ms. Adelt moved, seconded by Mr. Gaston, to approve Application #22-PZ-04, with three (3) conditions.

Roll Call Vote:

Ayes: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Vincent Pavia, Bob Teahan, Pauline Tulloch, Lyle Woodruff

Nays: None

Members absent: Chair Claude Buchheit

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #22-PZ-04 will be forwarded to the City Council for public hearing and further action.

4. PENDING MATTERS

There were no Pending Matters.

5. OTHER BUSINESS

#22-PZ-02 Request for Final Plat approval of a minor residential subdivision, “ElliCor Estates,” to subdivide 1.34 acres into two (2) lots, located at 3278 Taylor Avenue. Submitted by Luke and Patricia Bland, property owners.

The applicants, Luke and Patricia Bland were present in the audience. Mr. Greatens said this is a request for final plat approval. It does not require a public hearing at Planning & Zoning and City Council. Mr. Greatens reviewed the procedures for approving the final plat. This is a request to subdivide the property at 3278 Taylor Avenue, which was rezoned to “R-3” on February 16, 2022. It is a final plat because it only involves two (2) lots and is 1.34 acres. The proposed two (2) lots would be approximately the same size. No new streets or any common ground or homeowner’s association is proposed. On review of the proposal, it is in conformance to all requirements of the Zoning Ordinance and Subdivision Regulations. Mr. Greatens showed a map on the large screen showing the proposed property line.

Ms. Adelt moved, seconded by Mr. Teahan, to approve Application #22-PZ-02.

Roll Call Vote:

Ayes: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Vincent Pavia, Bob Teahan, Pauline Tulloch, Lyle Woodruff

Nays: None

Members absent: Chair Claude Buchheit

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #22-PZ-02 will be forwarded to the City Council for further action.

6. STAFF UPDATE

Staff updated the Commission on upcoming projects. There will not be a meeting on March 14, 2022.

7. EX-OFFICIO REPORT

Mr. Grimmer gave an update on current business.

8. ADJOURNMENT

It was moved by Mr. Teahan and seconded by Mr. Gaston, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 8:15 p.m.

Claude Buchheit, Chair