

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF MAY 9, 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 May 9, 2022 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Chair Claude Buchheit.

Members present: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Lyle Woodruff, Chair Claude Buchheit

Members absent: None

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

1. APPROVAL OF MINUTES

Mr. Woodruff moved, and it was seconded by Mr. Teahan, to approve the minutes of April 25, 2022. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARINGS

#22-PZ-09 Request for rezoning approximately 0.46 acres of land located at 12119 St. Charles Rock Road (Rear) from B-2 Community Business District to B-3 Travel/Entertainment Services District. Submitted by Frank Leta Mitsubishi, c/o Jim Olive.

Chair Buchheit opened the public hearing. Mr. Greatens said this is a request to rezone 12119 St. Charles Rock Road (Rear) from B-2 to B-3. It is just under ½ acre. It has a commercial building on it that is vacant. Mr. Greatens described the mix of uses that surround the property. The property does not have frontage on St. Charles Rock Road. There is an ingress/egress easement that extends across the adjacent property out to St. Charles Rock Road. Mr. Greatens showed the surrounding zoning districts on a map. He said there is a 30 foot strip of land that extends behind this lot. He said that is a portion of Frank Leta's lot. It is zoned B-2. The developer is not required to include plans of the proposal at this time, but the reason for the request is that Leta needs additional space to park inventory. He said the B-2 District does not allow a motor vehicle sales establishment. To go through this process, the first step is to rezone it to B-3. If that gets approved, then they can come back and apply for an amendment to their current special use permit. Leta is zoned B-3 and is currently operating under a special use permit that was approved in 2011. It is staff's opinion that the proposed rezoning is consistent with the goals and objectives of the Comprehensive Plan. The Future Land Use Map in the Comprehensive Plan shows this parcel as commercial. The B-2 and B-3 Districts have very similar permitted land uses. It is basically a mix of office, retail, restaurants and other service businesses. The main difference is that the B-3 District allows a few additional land uses with a special use permit. Motor vehicle sales and lodging establishments are allowed in the B-3 District, but not the B-2 District. A lodging establishment requires more than ½ acre. If this rezoning is approved, it would not be allowed to be developed as a hotel. The proposed district is consistent and compatible with the surrounding zoning and land uses. There is no impact from rezoning the property. The impact would come if it is developed under the B-3 regulations. If this is rezoned and the applicant does not pursue the parking lot, they have to look at the land uses allowed in B-3. They are very similar to the B-2. Because this lot sits further back from St. Charles Rock Road and the small size of

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the parcel, some of the other special uses would not be allowed to be developed, like a hotel. Mr. Greatens said there is a 30 foot wide strip that provides a buffer between the commercial and residential uses that could be enhanced and utilized to screen from the residential land uses when this is developed. Mr. Greatens showed photographs of the site on the screen.

Mr. Woodruff asked about the 30 foot strip of land and if it is part of the property that Leta bought. Mr. Greatens said Leta currently owns it. It is an extension off of the lot that is zoned B-3. It was never zoned to B-3. It is zoned B-2. Mr. Greatens said he discussed this with the applicant about whether or not to include this in the rezoning to B-3. He said since the B-2 and B-3 are similar, it does not really make a difference and is not a major issue. Chair Buchheit asked if it should also be rezoned to B-3. Mr. Greatens said the Commission could make that change as long as the applicant does not object. When it goes to City Council, the legal description of this parcel would also need to be included in the ordinance. The Commission discussed changing it to B-3. Chair Buchheit asked if they can put a time limit on completing the proposed parking lot. Mr. Greatens said he would have to check with the City Attorney. He said he does not think they can put a time limit on a rezoning. Mr. Gillming asked if there is a fence along the back property line between Frank Leta and the residential property. The applicant said there is a fence behind the Weatherline building. The applicant said there is a large retaining wall at the back of the Frank Leta property.

The applicant, Mr. Steve Brown, 342 W. Washington Ave., Kirkwood, MO, came forward. Mr. Brown said they want to rezone it to make it consistent with the rest of their property. The plan would be to store cars there. Chair Buchheit asked if they will tear down the building when they come back for the special use permit. Mr. Brown said yes. He said they would connect the two properties with a driveway so they do not have to drive on St. Charles Rock Road. Chair Buchheit asked if they will clean up the property line. Mr. Brown said yes. Mr. Brown said he does not object to changing the 30 foot strip of land to B-3.

No one came forward to speak regarding the application.

Chair Buchheit closed the public hearing.

Mr. Woodruff moved, seconded by Mr. Gaston, to approve Application #22-PZ-09, also including the 30 foot strip of land that Frank Leta owns behind the subject property to be rezoned to "B-3" District.

Roll Call Vote:

Ayes: Kerstin Adelt, Carolyn Creswell, Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Lyle Woodruff, Chair Claude Buchheit

Nays: None

Members absent: None

The motion to approve **carried** on a vote of (9 for – 0 against), and Application #22-PZ-09 will be forwarded to the City Council for public hearing and further action.

4. PENDING MATTERS

There were no "Pending Matters."

5. OTHER BUSINESS

There was no "Other Business."

6. STAFF UPDATE

Staff updated the Commission on upcoming projects. The next meeting is on May 23.

7. EX-OFFICIO REPORT

There was no Ex-Officio report.

8. ADJOURNMENT

It was moved by Mr. Woodruff and seconded by Mr. Teahan, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:20 p.m.

Claude Buchheit, Chair