

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF JUNE 10, 2019**

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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, June 10, 2019 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, Joe Holtsnider, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit.

Members absent: Keith Gillming

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

Mr. Greatens announced that Mayor Briggs appointed Claude Buchheit as Chairman of the Planning & Zoning Commission. He also introduced three (3) new members – Joy Bush, Sonny Costa and Keith Gillming. He also introduced Lyle Woodruff who started with the Commission a few months ago.

**1. APPROVAL OF MINUTES**

Mr. Woodruff moved, and it was seconded by Ms. Adelt, to approve the minutes of May 13, 2019. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

Chairman Buchheit said that the petitioner for #19-PZ-06 has requested that the public hearing be postponed until June 24, 2019. A revised agenda was distributed to everyone.

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

**3. PUBLIC HEARINGS**

**#19-PZ-07 Request for Special Use Permit for “Adult Day Care Center” to allow an adult day care facility located at 4200 Bonfils Drive, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.z of the “B-2” Community Business District. Submitted by Under Grace Adult Daycare, c/o Quentin Richardson.**

Mr. Greatens said this is a request for a Special Use Permit for an adult day care center at 4200 – 4204 Bonfils Drive. This is a 4.24 acre parcel with two (2) commercial buildings on it and access to Natural Bridge Road and access to Bonfils Drive. Mr. Greatens referred to the site plan on the large screen. The building is a 3,500 s.f. vacant building. The proposal for the adult day care center is to occupy 4202 and 4204 Bonfils and the western tenant space (4200) would be used as a commercial kitchen. The property is zoned “B-2” Community Business District. Mr. Greatens referred to the zoning map showing the surrounding property. The property has paved parking areas around the building. Mr. Greatens referred to photographs of the site. The proposal is consistent with the Comprehensive Plan. Staff’s opinion is that the proposed use will not be detrimental to surrounding traffic conditions. It

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is a relatively low impact use. The existing parking meets the requirements of the Zoning Ordinance. This proposal would be consistent and compatible with the surrounding mix of commercial uses. Staff recommends that the parking lot be brought into compliance with the parking lot requirements and any proposed dumpster be properly enclosed as conditions of approval of the special use permit.

Mr. Teahan drove around the property and some of the parking lot is hazardous and they need to fix it. Mr. Greatens said this would fall under the condition for approval that was included in the packet. Mr. Teahan asked if they are proposing an outside sitting area. Mr. Greatens said the applicant will answer that question.

Mr. Holtsnider asked who is the owner of the property. Mr. Greatens said Carrollwood II, LLC is the corporate name. The dentist, who operates out of the other building on the property, is the owner of the whole property. Mr. Holtsnider asked if the dentist would be responsible for improving the parking lot. Mr. Greatens said that would depend on how the lease agreement is written. That is an issue between the proposed tenants and the owners.

Ms. Kalonda Cloyd and Tashauna Parker, 9191 W. Florissant Ave, St. Louis, MO 63136, came forward. Ms Cloyd said they are opening an adult day care facility which is an expansion to their current home health care agency. They have been in business a little over a year. They are looking to expand to reach more of the community to have a safe place to bring their relatives. Ms. Adelt asked if they will have Alzheimer's patients. Ms. Cloyd said no. That requires a special license with the State of Missouri. Ms. Parker said they will be servicing elderly and disabled people, but no dementia or Alzheimer's patients. Mr. Buchheit asked about the kitchen facility they are proposing. Ms. Cloyd said at the 4200 address, they eventually will have a commissary kitchen in order to service the community with hot meals. They hope to gain a contract with the State of Missouri to provide meals for the clients they have as well as the community. Mr. Buchheit asked if the kitchen serves this facility or their other facility as well. She said currently they just have an office space. The clients are home based and the employees go out to service the clients at their homes. They are proposing to have the commercial kitchen service the in-house adult day care, as well as the community. According to State regulations, every 8 clients requires one worker. After the Fire Department sets the capacity guidelines, they will make sure it is in compliance with the Fire Department and the State of Missouri. Mr. Woodruff asked if there will be any outside activities. She said no. They may have a bench or a couple of seats. They will not have any high risk clients that would run off. Mr. Teahan asked if they will restripe the parking lot in front of the building. Ms. Cloyd said yes. Ms. Bush asked how many clients do they plan to have. Ms. Cloyd said they want to start with 4 to 6 people and build from there. Mr. Buchheit asked if the kitchen staff is separate from the staff in the adult day care. Mr. Cloyd said yes. It is completely separate. There is a separate entrance to the kitchen. The kitchen business will have a different name and it is a separate business. Mr. Teahan asked about transportation they are providing. Ms. Cloyd said their goal is to provide transportation to those in need. At the moment they are looking into the State requirements and guidelines and insurance. They hope to service anywhere in St. Louis City and County. They plan to have enough drivers and vans so the client would not be riding in the van or bus for a long period of time making various stops to pick up other clients.

Ms. Cloyd said they are well experienced in social services (8+ years). She said BJC has

teamed with them. She said they advocate and assist their clients and the community. It is more than just a job for them, it is a passion. The clients that started with them have continued to be with them.

Chairman Buchheit closed the public hearing.

Chairman Buchheit said it will be considered under Pending Matters.

**4. PENDING MATTERS**

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**Mr. Woodruff moved, seconded by Mr. Costa, to approve Application #19-PZ-07, with conditions.**

Roll Call Vote:

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

**Nays:** None

**Members absent:** Keith Gillming

The motion to approve **carried** on a vote of (7 for – 0 against), and Application #19-PZ-07 will be forwarded to the City Council for public hearing and further action.

**5. OTHER BUSINESS**

There was no “Other Business.”

**6. STAFF UPDATE**

Mr. Greatens said the next scheduled meeting is June 24, 2019.

**7. EX-OFFICIO REPORT**

Mrs. Abram gave an update on current business.

**8. ADJOURNMENT**

It was moved by Mr. Holtsnider and seconded by Mr. Teahan, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:35 p.m.