

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF JUNE 13, 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 June 13, 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, Narda Jenner, Vincent Pavia, Bob Teahan, Lyle Woodruff, Chair Claude Buchheit

Members absent: Keith Gillming

Also present: Jerry Grimmer, Ex-officio
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 May 9, 2022. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARINGS

#22-PZ-10 Request for Special Use Permit for “rental service establishment” to allow rental of construction equipment at 12890 & 12894 Pennridge Drive, as provided in the Bridgeton Zoning Ordinance under Section 410.130.F.2.o of the “M-1” Manufacturing District, Limited. Submitted by CMW Equipment, c/o Larry Glynn.

Chair Buchheit opened the public hearing. Mr. Greatens reviewed the steps for the special use permit process. Mr. Greatens said this is a request for special use permit to allow a rental service establishment at 12890 and 12894 Pennridge Drive. It is located in the M-1 Limited Manufacturing District. He showed a map of the site and the surrounding properties. The properties were most recently used as a construction industry establishment. It is surrounded by a mix of industrial land uses. The proposed use is consistent and compatible with the Comprehensive Plan. Traffic generation will not be detrimental to the area and there is sufficient parking. The proposed business is appropriate for this location. It is compatible to the surrounding uses. This business operates in the sales, service and storage of road construction and road maintenance equipment. All three of these uses are permitted by right. The rental component requires a special use permit. Mr. Greatens showed photographs of the properties.

Ms. Adelt asked if the buildings are staying. Mr. Greatens said yes. He said the applicant is going through some renovations. The applicant is relocating from University City. They filed a building permit for renovation in the building. Ms. Adelt asked if the property is fenced in. He said the applicant can answer that question.

The applicant, Mr. Larry Glynn, 12890 Pennridge Drive, Bridgeton, MO, came forward. Mr. Glynn said they are moving their business to the two parcels located at 12890 and 12894 Pennridge Drive. He said they have been at the same location in University City since 1961. Cosco is being built at that location, which meant they needed to find a new location. He said at times they were the second largest taxpayer in University City. Their business was founded in 1956. They sell paving equipment, rollers, milling machines, street sweepers, etc. They are also a predominant supplier to the ready-mix concrete industry. He said they are asking for the special use permit so they can rent the equipment.

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No one came forward to speak regarding the application.
Chair Buchheit closed the public hearing.

Mr. Woodruff moved, seconded by Ms. Adelt, to approve Application #22-PZ-10.

Roll Call Vote:

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

Nays: None

Members absent: Keith Gillming

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #22-PZ-10 will be forwarded to the City Council for public hearing and further action.

#22-PZ-11 Request to amend Section 410.050.R.2.g, General Provisions, to amend the regulations for medical marijuana facilities to allow drive-through service for medical marijuana dispensaries. Submitted by New Growth Horizon LLC, c/o John Pennington.

Mr. Greatens reviewed the steps for the text amendment process. He said in the staff report he summarized the background regarding regulations for medical marijuana facilities. Under State laws, municipalities may not prohibit such facilities. They may regulate the time, place and manner in which they operate. Ordinance 19-12 was approved by City Council in 2019 regarding medical marijuana dispensaries. Currently there are no dispensaries in Bridgeton. There is one facility that is under construction for a medical marijuana warehouse and transportation business. He said the applicant is pursuing a certain location for this facility. It is on St. Charles Rock Road in the B-2 District. It is permitted by right. The applicant has requested to amend Chapter 410.050.R.2. This Chapter lists the regulations specifically for dispensaries. One of the sections states that dispensaries cannot use a drive-through service. The property that the applicant is pursuing was previously a bank and has a drive-through facility. It is up to Planning Commission and City Council whether or not to remove this section that prohibits drive-through service or leave it in. The applicant has requested to remove it. Mr. Pavia asked if there are any other municipalities in the area that have a drive-through. Mr. Greatens said the applicant said they operate a facility with a drive-through which is outside the St. Louis area. Mr. Greatens said back in 2019 when the ordinance was approved for medical marijuana facilities, the State did not address the concept of drive-throughs at all. Since 2019, the State updated their recommendations and drive-through service is now permissible.

The applicant, Mr. David Bonenberger, 2609 Rock Hill Industrial Ct., St. Louis, MO, 63144, came forward. Also present was their attorney, Rhys Williams. Mr. Bonenberger said they are wanting to put a medical marijuana dispensary at 12430 St. Charles Rock Road. He said they are a fully vertical company, which means they cultivate, manufacture, and distribute medical marijuana to patients in the State of Missouri. They offer the best brand of medical marijuana products that is available to registered medical marijuana patients. Their brand is Proper Cannabis. They offer both flower products and infused products, such as edibles. They are based in Rock Hill Missouri. They have a state-of-the-art cultivation and manufacturing facility. They are responsible for delivering their products to 175 of the 192 authorized dispensaries in the State of Missouri. They currently operate three dispensaries which are licensed. One dispensary is in South County and one is in Warrenton, which has a drive-through and the third one is on Watson Road. The Warrenton location had an existing drive-through from the previous business. Because of the success of the Warrenton location, they looked for a structure with a drive-through. They found the building at 12430 St. Charles Rock Road, which was a

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financial institution and had a drive-through. Mr. Bonenberger gave an overview and details of the business and a slide presentation. This is going to operate similar to a Walgreens or CVS pharmacy drive-through. The customer has to have authorization from the State to purchase marijuana as a patient. It is very strict. Before the transaction can occur, the identification of the patient is verified. When the transaction happens, they cannot open the sealed package until they reach their destination.

Mr. Gaston asked if they have the prescription on file at the facility before they come through the drive-through. Mr. Bonenberger said yes. They do not do drive up and order like a fast food restaurant. Ms. Adelt asked how many people do they expect to go through the drive-through. Mr. Bonenberger said based on the Warrenton store, they see about 140 patients a day on average and about 40% are drive-through patients. Patients can also go inside to pick up their order. Mr. Teahan talked about the traffic for other drive-through businesses that get congested with the number of cars in the drive-through. Mr. Bonenberger said their hours of operation would be 10 am – 9 pm, so the flow would not be that significant. Ms. Jenner asked about how can they control patients not consuming the product on the parking lot. Mr. Bonenberger said they employ third party security. Part of their application process is to include that information about consuming the product on the application. They strictly monitor the progress of patients, whether it is a patient leaving on foot or coming to the drive-through. Ms. Jenner asked the age of the employees. He said the minimum age is 21 years. The security guards have to be at least 21 years. Chairman Buchheit asked how many employees do they plan to have. Mr. Bonenberger said one store manager, two assistant managers, three to four patient care specialists, and a security guard. That is about eight employees on site. He said there will be one drive-through window only.

No one came forward to speak regarding the application.
Chair Buchheit closed the public hearing.

Mr. Greatens reminded the Commission that there were a lot of questions specific to the property, but this is an application for a request to amend the Zoning Ordinance.

Mr. Steve Jones, 12072 Chaparral, came forward. Mr. Jones asked if the text change is approved, no other dispensary would have to get approval for a drive-through. Chairman Buchheit said that is correct. He said he disagrees with this. He said as a special use permit, each dispensary applying would have to make that request.

Mr. Woodruff moved, seconded by Ms. Adelt, to approve Application #22-PZ-11.

Roll Call Vote:

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

Nays: Narda Jenner

Members absent: Keith Gillming

The motion to approve **carried** on a vote of (7 for – 1 against), and Application #22-PZ-11 will be forwarded to the City Council for public hearing and further action.

#22-PZ-12 Request for Special Use Permit for “family services agency” to allow a family services agency at 3415 Bridgeland Drive, as provided in the Bridgeton Zoning Ordinance under Appendix IV-II, Planned Manufacturing District “M-3(e) District – A Portion of Bridgeton Square Business Center.” Submitted by Room at the Inn, c/o Dan Manning.

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Mr. Greatens reviewed the steps for the special use permit process. He said this is a request for a special use permit to operate a family services agency at 3415 Bridgeland Drive in the M-3(e) Planned Manufacturing District. He said this was recently approved as a text amendment to allow family services agency in the M-3 District. He showed a map with the location of the site. The applicant currently operates a homeless services and day shelter. When family services agency was added, it gave them the opportunity to go from the non-conforming status to bring it into conformance through a special use permit. Mr. Greatens showed a map of the surrounding zoning, which has a mix of land uses. The M-3 District is a ten-parcel district. The traffic generation would not change and would not be detrimental to surrounding traffic. There is sufficient parking on the property and complies with the Zoning Ordinance. The proposal is compatible with the surrounding mix of uses and would be appropriate with this location. The main change would be interior renovations and to allow overnight stay of clients as opposed to sending them out to other facilities. Mr. Greatens said there are two recommended conditions from staff:

1) Special use permit approval shall be limited to the operation of a family services agency. The applicant shall maintain compliance with all provisions set forth in Appendix IV-II, M-3(e)7.3 of the Zoning Ordinance.

2) A building permit application shall be submitted to the Department of Public Works for all proposed renovations. All applicable inspections and approvals shall be completed prior to occupancy and operation of the facility.

Mr. Greatens summarized the provisions that were approved when the ordinance was amended to allow family services agency. Mr. Greatens showed a site plan and conceptual layout on the large screen. If this is approved, it will go through a final review when they submit a building permit.

The applicant, Mr. Dan Manning, 3415 Bridgeland Drive, Bridgeton, MO, came forward. Mr. Manning is the Director of Room at the Inn. They have been at the same location since 1999. They have served St. Louis County women and families experiencing homelessness. They provide services such as mental health evaluation, substance abuse counseling, domestic violence counsel, parenting, and job training. The City Council approved the amendment to the Zoning Ordinance to allow family services with a special use permit. He said this is the request for the special use permit. Mr. Manning gave a description of the services they provide to the clients. They will also have housing on site for the clients. He said the provisions and recommended conditions of approval are acceptable to them. He said they are currently at 11% of the building for sleeping rooms, which is about 25 beds. Their conceptual plan is not final yet, but it is close to being final. They are not changing any of the exterior. Mr. Manning explained the layout of the interior.

Mr. Woodruff asked if some of the clients have cars. Mr. Manning said yes, a small percentage have a car. Mr. Woodruff asked if they have part-time jobs. Mr. Manning said yes and some have full-time jobs. Mr. Woodruff asked if sometimes they might have a weekend pass to go home with the family. He said yes. Mr. Manning answered several questions regarding the interior. He said they do have TV's in the rooms. He said they are not planning to put locks on the sleeping room doors. The exterior doors will be locked at night. There was a question about the driveway being closed off on one side. Mr. Manning said it has not been closed off and you can come in from either side. There was a question about who can room together. He said single women can room together, or an individual can be in a room or one family in a room. Right now there is one staff member working in the evening. They want to increase the number of staff staying in the evening. Chairman Buchheit asked Mr. Greatens how often will the City inspect the facility. The applicant answered that the Fire Department comes once a year. Mr. Greatens said the City does not inspect unless it is related to permits. The Commission discussed whether they should require an inspection periodically. Mr. Greatens said the Commission could add a condition to coordinate an inspection with the Fire Department. It would probably be conducted like an occupancy inspection. The Commission agreed to adding this as a condition. Mr. Manning said he would be agreeable to that condition. Ms. Adelt asked if there are cameras. Mr. Manning said yes. Ms. Adelt asked if they have more people that can be accommodated in the sleeping rooms, would they add cots in other rooms like a conference room.

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Mr. Manning said that may be a fire code issue. Ms. Adelt asked if they take single men with a family. Mr. Manning said yes. There was a question about the doors being locked. Mr. Manning said the exterior doors have a locking mechanism and they lock at 5 p.m. If the doors are propped open, an alarm will go off. Ms. Jenner asked what is the maximum capacity of people. Mr. Manning said they currently will take between 20 to 25 people. Their plan shows 25 beds.

The following is an additional condition that was added by the Commission: "The applicant shall coordinate with the Department of Public Works to schedule annual inspections to review any portions of the building for safety-related issues. Said inspection may be scheduled in coordination with Pattonville Fire Protection District."

No one came forward to speak regarding the application.
Chair Buchheit closed the public hearing.

Mr. Woodruff moved, seconded by Mr. Teahan, to approve Application #22-PZ-12, with the two recommended conditions and one additional condition listed above.

Roll Call Vote:

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

Nays: None

Members absent: Keith Gillming

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #22-PZ-12 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 June 27.

7. EX-OFFICIO REPORT

Mr. Grimmer gave an update on current business.

8. ADJOURNMENT

It was moved by Mr. Teahan and seconded by Ms. Adelt, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 8:05 p.m.

Claude Buchheit, Chair