

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF JUNE 22, 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 June 22, 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, Jim Gaston, Keith Gillming, Joe Holtsnider, Chris Peoples, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Members absent: None

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

**1. APPROVAL OF MINUTES**

Mr. Teahan moved, and it was seconded by Mr. Holtsnider, to approve the minutes of June 8, 2020. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

Mr. Holtsnider 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**

**#20-PZ-06 Request to amend multiple sections of the Bridgeton Zoning Ordinance to modify definitions and regulations related to short-term rental of residential dwellings. Submitted by the City of Bridgeton.**

Chairman Buchheit opened the public hearing. Mr. Greatens said the Commission received a memo from Mr. Greatens and a follow up memo from the Mayor regarding this proposed amendment to the Zoning Ordinance. Mr. Greatens gave some background information. He said typically people think of short-term rentals as Airbnb or VRBO (Vacation Rentals by Owner). They are usually more popular in vacation areas or larger cities. City Council discussed this at their April and May meetings (minutes for the May 20 meeting were included in the packets and the April 15 minutes were included with the Mayor's memo.) City Council has been discussing concerns about the impact that this may have on the City. At the City Council meeting on April 15, Council made a motion directing the City Attorney and his staff to draft an ordinance prohibiting short-term rentals in the City of Bridgeton. At the City Council meeting on May 20, City Council made a motion to forward the draft ordinance to the Planning Commission to go through the text amendment process. This proposed ordinance includes: new definitions for "short-term rental" and "transient guests"; amending the definition of dwelling; prohibiting the short-term rental of residential dwellings in Section 410.050 and in Section 410.120.B. Mr. Greatens said the text amendment review process requires the Planning Commission to hold a public hearing and make a recommendation to City Council. Council then holds a public hearing and makes the final decision. Mr. Greatens said this request is being processed a little differently. This time Council directed the City Attorney to draft the ordinance prior to Planning Commission review. He gave some examples of other text amendments that came before the Commission in the past, for background.

Mr. Teahan asked why Council deviated from the process that has worked well. Mr. Greatens said he does not want to speak on behalf of Council. Based on discussion at Council meetings, there was concern brought to various Council members from some of their constituents about the impact of short-term rentals. Some Council members felt strongly enough to direct the City Attorney to draft an ordinance prohibiting short-term rentals. Chairman Buchheit said in his experience in politics he has never heard of sending a pre-made ordinance to Planning & Zoning. Mr. Greatens reminded the

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Commission that they should vote based on what they think about the matter, even though the ordinance is already drafted, and they should not feel compelled to vote a certain way on anything just because some City Council members are leaning one way or another. Mr. Teahan said they do not have enough information now to vote on it. He said they should table it. Mr. Greatens said that is up to the Commission. Mr. Gillming said he likes to use Airbnb's. Chairman Buchheit said with the new sports complex, they may be popular around here. The Commission discussed the various questions that need to be researched regarding short-term rentals; for instance, have a license fee, a motel tax, have an inspection fee and how often, etc. Mr. Peoples said he is President of Mid County Chamber of Commerce and he was involved in discussions with both Maplewood and Richmond Heights about short-term rentals. He said they both took a different approach. Richmond Heights gets sales tax from hotels, but Maplewood does not have a lot of hotels. Maplewood really wanted to have Airbnb's. They had several Council meetings to discuss this. He said it is not a simple matter.

After discussion, the Commission decided to table the application for further research. Mr. Greatens said staff will do further research regarding this request to amend the ordinance.

**Mr. Teahan moved, seconded by Mr. Peoples, to table Application #20-PZ-06 for further research.**

Roll Call Vote:

Ayes: Kerstin Adelt, Joy Bush, Jim Gaston, Joe Holtsnider, Keith Gillming, Chris Peoples, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Nays: None

Members absent: None

The motion to table Application #20-PZ-06 **carried** on a vote of (9 for – 0 against).

**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 scheduled meeting is July 13, 2020, but no new applications were received.

**7. EX-OFFICIO REPORT**

City Councilmember, Joni Norris, was present at the meeting. In Ms. Abram's absence, she gave an update on current business.

**8. ADJOURNMENT**

It was moved by Mr. Woodruff and seconded by Mr. Holtsnider, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:40 p.m.