

***BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF JUNE 24, 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 24, 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

1. APPROVAL OF MINUTES

Mr. Costa moved, and it was seconded by Mr. Woodruff, to approve the minutes of June 10, 2019. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARINGS

#19-PZ-06 Request for rezoning a parcel of land located at 3710 Harmony Lane from “R-3” Single Family Dwelling District to “B-5” Planned Commercial District. Submitted by Vadnal Properties LLC.

Chairman Buchheit opened the public hearing. Mr. Greatens said this is a request for rezoning a parcel of land located at 3710 Harmony Lane from “R-3” to “B-5” Planned Commercial District. He said the purpose of a planned commercial district is to encourage quality site planning and design. “B-5” districts are site specific. They only apply to one parcel or a group of parcels adjacent to each other. Mr. Greatens reviewed the steps involved in a rezoning application. Mr. Greatens said this site is just under one (1) acre located at the intersection of Harmony Lane and Melody Lane. There was a single family dwelling at this location and was demolished in 2014. Mr. Greatens referred to the zoning map showing the surrounding zoning. Mr. Greatens said there is a bus stop that Pattonville School District uses on the north side of Melody Lane and east side of Harmony Lane. Mr. Greatens said the adjacent uses include single family to the east and northeast and a mix of commercial to the south and west. Mr. Greatens showed pictures of the site on the large screen. Mr. Greatens said the applicant is a dentist, Dr. Vadnal, and he is proposing to redevelop the property for use as a dental office. Mr. Greatens summarized the proposed zoning district regulations. This “B-5” District would allow a limited amount of permitted uses and special uses. It is geared towards office and medical office. Also, strict development standards are included in the district like increased building and parking setbacks. The purpose of this is to push the development towards the existing commercial development and away from the existing residential. There is also a limited building height of two (2)

stories and limited building size of 5,000 s.f. per floor. Access is restricted to Harmony Lane only and access to Melody Lane is prohibited. Another requirement is a stringent landscape buffer required when adjacent to residential property. The proposed zoning district language is 20 foot wide minimum buffer with a reasonable amount of evergreen trees. This is stricter than anything in the "B-2" or "B-3" Districts. Mr. Greatens said the goal of this proposal is to allow a limited amount of land uses that would be a reasonable transition from the core of commercial on St. Charles Rock Road as you go towards residential and also offering an emphasis on protection of the adjacent residential uses as possible. Based on the surrounding commercial uses, that makes this site less attractive for residential development and more suitable for low impact commercial. The surrounding neighborhood is a transitional area moving from commercial to residential. The "B-5" District gives the City more ability to control what will be allowed there as well as restrictive development standards. Even though the applicant is proposing to operate a dental practice, it is important for the Commission to look at the entire proposed district. Since future businesses are currently unknown, the Commission should be mindful of the proposed uses and potential impact those uses would have on the neighborhood. Mr. Greatens provided information about the Comprehensive Plan related to this site, which was included in the Commissioners' packet. The proposal would be consistent with the Comprehensive Plan goals. Mr. Greatens showed a conceptual site plan submitted by the applicant on the large screen. Mr. Greatens referred to the specific requirements for the site, like permitted uses, setbacks, parking and building size, which was included in the packets. Chairman Buchheit asked if this remained residential, how many houses could be built on it. Mr. Greatens said there is a minimum lot width of 75 feet. Two (2) lots could fit on this site.

The applicant, Mr. David Neiers, attorney at Sandberg Phoenix Von Gontard, 120 S. Central Ave., Ste. 1600, Clayton, MO 63105, came forward. Mr. Neiers said Dr. Vadnal was also present. Mr. Neiers said he understood that a flyer was distributed in the neighborhood. He addressed some of the issues from the flyer. It asked how are they blocking residents from commercial when they cannot put a fence on a corner. Mr. Neiers said the proposed ordinance requires attention to screening from the adjacent property in any residential property. A 25-foot landscape buffer is required along any side or rear property line adjacent to any residential zoning district. It also requires a minimum of one evergreen tree every 20 feet and one flowering or deciduous tree every fifty (50) feet with shrubs and/or ornamental grasses to fill in any spaces. Prior to any development a landscaping plan must be submitted to Public Works for final review and approval prior to any building permits being issued. Mr. Neiers distributed copies of a proposed landscaping plan. Mr. Neiers addressed concerns about deliveries. He said deliveries would only occur once or twice a week. They will not have daily deliveries like a restaurant or retail store. The office will not generate significant trash. The dumpster will likely be placed at the south end away from residential properties. This is a low impact, low traffic business. Mr. Neiers said there will be only one entrance/exit to the property from Harmony. The ordinance prohibits access from Melody Lane. There was a question about five (5) entrances and exits already existing at this location. Mr. Neiers said the proposed use is low traffic use. The office hours are 8 am to 6 pm Monday thru Thursday and the first Saturday of each month 8 am to 1 pm. It is anticipated to have about three (3) patients per hour. There was a question about the building size. Mr. Neiers said the building will be one (1) story. The ordinance prohibits building in excess of 30 feet. There was a question regarding parking. Mr. Neiers said parking is shown on the site plan. Parking is located on the property nearest to Harmony Lane and the neighboring commercial

property. There is no access to Melody Lane and no parking will be necessary on Melody Lane. There was a question about whether more properties need to be rezoned to accommodate the business now or in the future. Mr. Neiers said no. The development only concerns this single site. There was a question about how this will affect traffic on Melody Lane. Mr. Neiers said this will not affect Melody Lane. There are no curb cuts onto Melody Lane and no parking. There was a question about increased crime due to increased traffic. Mr. Neiers said there will be no increased traffic on Melody Lane. He said crime may be reduced because there will not be a vacant lot anymore. Additional people and business activity will help security. There was a question about plans to expand commercial property farther along Harmony and Melody in the future. Mr. Neiers said there are no plans for this. The site plan for the proposed development is sufficient for the current and projected business needs. The proposed development and ordinance have been designed to protect the residents. Dr. Vadnal wants to be an asset to the neighborhood and provide a service to the residents. Chairman Buchheit asked if the building will be masonry. Dr. Vadnal said they would like to match what is already in the area.

The following came forward to speak:

Mike Goodall, 11835 Melody Lane, Bridgeton, MO, came forward. Mr. Goodall said he is opposed. He said he does not want any more businesses there. They have enough traffic at the light.

Tracy Cook, 11846 Melody Lane, Bridgeton, MO, came forward. Ms. Cook said she lives on Melody Lane and it backs up to the gas station. She said the fences are falling down and the City does not do anything about it. She said trees are not a good quality buffer because trees die. She said there is already a lot of noise and there is a lot of turn around traffic. They will have a hard time making a left turn out of the dental office. She is concerned about the kids catching the bus on the corner. She is concerned about MSD and where the water will go.

Ron Holland, 3864 DePaul Meadows Ct., Bridgeton, MO, came forward. Mr. Holland said this is the second time this property was proposed to be rezoned. He said it should remain residential. This will start a precedent along Harmony Lane to change it to commercial property. The traffic is already bad on Harmony Lane. He said only two or three cars get through the light. He said he does not understand why they cannot build some villas there.

Patty Gould, 3842 DePaul Meadows Ct., Bridgeton, MO, came forward. Ms. Gould said she opposes this primarily because it is a bus stop. If you create more businesses, you do not attract young families to come in the area. Bridgeton needs more young families. There will be more traffic. She said villas would be nice at this site. There are a lot of empty buildings and it would be beneficial to be next to another business that is busy than to build a new building.

JoAnn Lyles, 11866 Melody Lane, Bridgeton, MO, came forward. Ms. Lyles said there is too much traffic. She said when they first moved there it was secluded. She said there were lots of trees and shrubbery, but a lot of them have been removed. She said it looks like on the site plan, more trees will be removed, which will further expose them. With further exposure, comes more crime. She has had her house broken into and cars broken into. She said

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making the turn from St. Charles Rock Road to Harmony is difficult because there is a lot of traffic and one more business will impact the traffic. She hears noise from dumpsters from the other businesses and this will be one more dumpster to hear.

Scott Chaney, 3906 Laux Drive, Bridgeton, MO, came forward. Mr. Chaney said he is for this rezoning. He has known Dr. Vadnal for about 10 years. He said he would be a fantastic neighbor. Mr. Chaney has watched this lot be empty and overgrown over the years. He thinks a dental office would be a good transition from commercial to residential.

Ken Poteet, 11870 Melody Lane, Bridgeton, MO, came forward. Mr. Poteet said they do not need more commercial property when there are so many other empty businesses. He thinks it would be better to keep it residential.

Calvin Banks, 3849 DePaul Meadows Ct., Bridgeton, MO, came forward. Mr. Banks said he has lived there three years and he has two children that ride the bus. He is opposed to this rezoning. This is the second time coming to P&Z to oppose the rezoning to commercial. He asked the Board how they would feel if they lived in this neighborhood and had children that they want to be safe. He said to put themselves in their position and what would they do.

Thomas Strickland, 11854 Melody Lane, Bridgeton, MO, came forward. Mr. Strickland said he is opposed because of the water run-off. They will be adding more pavement. A few years ago they had a flood on Melody and MSD did not want to do anything to fix the storm sewers. The lighting on the parking lot will light up their homes. The fence is falling down and no one ever deals with it. There are no guarantees that the property will be taken care of in the future.

Cheryl Strickland, 11854 Melody Lane, Bridgeton, MO, came forward. Ms Strickland said she is a life-long Bridgeton resident. She agrees with the other comments. She is concerned about property values. She said she is opposed to paying high taxes to have a business down the street. She said there are plenty of vacant buildings where this business could open. She said the City does not assist them in keeping the fencing maintained.

Crystal Tucci, 3820 DePaul Meadows Ct., Bridgeton, MO, came forward. Ms. Tucci said they moved to Bridgeton last September. She said she had her first accident by the Guitar Center and her daughter had her first accident in the same area. She is opposed to this business going in because of the traffic. She said it is an accident prone area. They would like to see villas built at this site. She said it is dangerous for the bus stop to be there.

Thersa Fisher, 11885 Melody Lane, Bridgeton, MO, came forward. Ms. Fisher distributed a flyer to everyone regarding various issues. She said two years ago they tried to rezone it commercial and they said they do not want it to go commercial. She said someone can build houses or condos on this property. She said where are the children going to go. She said the trees are not going to work as a buffer. Trees are where the criminals could hide. She said all the points she wants to make are on the flyer she distributed.

Chairman Buchheit closed the public hearing.

Chairman Buchheit said it will be considered under Pending Matters.

4. PENDING MATTERS

#19-PZ-06 Request for rezoning a parcel of land located at 3710 Harmony Lane from “R-3” Single Family Dwelling District to “B-5” Planned Commercial District. Submitted by Vadnal Properties LLC.

Mr. Woodruff moved, seconded by Mr. Holtsnider, to approve Application #19-PZ-06.

Roll Call Vote:

Ayes: Kerstin Adelt, Joy Bush, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Nays: Sonny Costa, Joe Holtsnider

Members absent: Keith Gillming

The motion to approve **carried** on a vote of (5 for – 2 against), and Application #19-PZ-06 will be forwarded to the City Council for public hearing and further action.

5. OTHER BUSINESS

Mr. Greatens discussed proposed text amendments to the Zoning Ordinance related to regulation of medical marijuana facilities.

Ms. Bush moved, seconded by Mr. Teahan, to nominate Lyle Woodruff as Vice-Chairman. On a voice vote the motion carried.

Mr. Woodruff moved, seconded by Mr. Holtsnider, to nominate Bob Teahan as Vice-Chairman Pro-Tem. On a voice vote the motion carried.

6. STAFF UPDATE

Mr. Greatens said the next scheduled meeting is July 8, 2019.

7. EX-OFFICIO REPORT

Mrs. Abram 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 8:55 p.m.