

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF AUGUST 8, 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 August 8, 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: 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 Ms. Adelt, to approve the minutes of July 11, 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. Woodruff to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

3. PUBLIC HEARINGS

#22-PZ-14 Request for Special Use Permit for “Car Wash” to allow a tunnel car wash at 10825 and 10809 St. Charles Rock Road, as provided in Bridgeton Zoning Ordinance under Section 410.130.D.2.f of the B-5(w) Planned Commercial District. Submitted by Tidal Wave Car Wash, c/o Brandon A. Harp, P.E.

Chair Buchheit opened the public hearing. Mr. Greatens said this is a special use permit request for a car wash in the B-5(w) Planned Commercial District located at 10825 and 10809 St. Charles Rock Road. He said these two lots were created within the last few years. This site is the previous location of the old Walmart. After Walmart went out of business in 2012, the property was rezoned. It was then allowed for a self-storage facility. The owner created some outlots which were previously part of the parking lot for Walmart. Mr. Greatens referred to the map showing the site and the surrounding property. This proposal is to redevelop the lots for an automated tunnel car wash. The proposal is consistent with the goals and objectives of the Comprehensive Plan, as well as the Future Land Use Map. The main concern with a car wash is traffic and how traffic will circulate. On review of the proposal, it would allow for sufficient flow of traffic, with sufficient space for the peak hours when there is a high volume of vehicles. Parking is in compliance with the Zoning Ordinance. He said this would be consistent and compatible with the surrounding mix of uses. Staff recommended the following conditions: 1) Special use permit approval shall be limited to an automated tunnel car wash with accessory vacuum stalls as proposed. 2) The lots shall be consolidated through the appropriate resubdivision process prior to the approval and issuance of any permits for construction. 3) The applicant shall comply with all MoDOT requirements. Documentation of approval for any MoDOT required permits shall be submitted to Department of Public Works staff. 4) The applicant shall comply with all MSD requirements. Documentation of approval for any MSD required permits shall be submitted to Department of Public Works staff. 5) The exterior building shall be constructed with a mix of CMUs, EIFS, and other compatible construction materials as recommended by Department of Public Works staff and final approval by the Bridgeton Design and Review Board. 6) A final landscaping plan shall be submitted to Department of Public Works staff for review and approval at the time of building permit submittal. Said landscaping plan shall be approved prior to the building permit being issued.

Mr. Greatens showed pictures of the site. While there is no direct access to St. Charles Rock Road, he said there are four entrances to the shopping center. The applicant has shown that one of the entrances will be closed off. Mr. Greatens showed the site development plan and the landscaping plan. He said it would be required that a final landscaping plan be submitted for approval before any permits would be issued.

The applicant, Mr. Brandon Harp with Civil Engineering Design Consultants, 10820 Sunset Office Dr., St. Louis, MO 63127, came forward. Mr. Harp said the existing sites are two lots which is 1.21 acres in total. This is on the eastern boundary of Bridgeton. He showed the site plan on the large screen. He said the car wash has 26 vacuums and are free to the public. Mr. Harp explained the flow of the traffic around the car wash. He explained their plans for landscaping. He showed a rendering of the proposed car wash. He said they are agreeable to the conditions recommended by staff. There was a question about the location of another car wash. Mr. Harp said the closest Tidal Wave is located in Hazelwood. There are several Tidal Waves in the St. Louis area. Mr. Woodruff asked if this is similar to ZIPS. Mr. Greatens said one of the differences with the ZIPS car wash (formerly Blue Iquana) is that when you turn off of St. Charles Rock Road into the car wash, you are immediately in the pay line. Mr. Greatens said this was a faulty design. He said the proposed design for this car wash has a lot more space before reaching the pay line. The stacking lane is much longer than ZIPS car wash. Mr. Woodruff asked if they have an opt out lane. Mr. Harp said they do not have one at this car wash. Ms. Adelt asked if there would be a back up at the vacuums with people coming in and out. Mr. Harp said this has never been an issue at any of their car washes. He said if you are a member you get a card, but there is not a separate lane for members. There was a question about the cost. He said they usually start at \$7.00 for the cheapest wash.

No one came forward to speak regarding the application.

Chair Buchheit closed the public hearing.

Mr. Teahan moved, seconded by Mr. Gaston, to approve Application #22-PZ-14, with conditions.

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-14 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 September 12.

7. EX-OFFICIO REPORT

Mr. Grimmer gave an update on current business.

8. ADJOURNMENT

It was moved by Mr. Woodruff and seconded by Mr. Gillming, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:45 p.m.

Claude Buchheit, Chair