

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF AUGUST 9, 2021**

**PAGE 1**

The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on August 9, 2021 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, Tim Barry, Joy Bush, Carolyn Creswell, Jim Gaston, Bob Teahan, Pauline Tulloch, Lyle Woodruff, Chair Claude Buchheit

Members absent: Keith Gillming

Also present: Jerry Grimmer, Ex-officio  
Robert Gunn, Public Works Director  
Sue Glazer, Recording Secretary

**1. APPROVAL OF MINUTES**

Mr. Woodruff moved, and it was seconded by Mr. Teahan, to approve the minutes of July 26, 2021. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

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

**3. PUBLIC HEARINGS**

**#21-PZ-10 Request for Special Use Permit for “Tobacco Accessory Shop” located at 11726 St. Charles Rock Road, Suite N, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.bb and Appendix IV-I “B-5(a)” Planned Commercial District. Submitted by 420 Vape LLC, c/o Gagandeep Birdi.**

Chair Buchheit opened the public hearing. Mr. Gunn said this is a Special Use Permit for tobacco accessory shop located at 11726 St. Charles Rock Road, Suite N, to allow a tobacco accessory shop. Mr. Gunn showed pictures of the site. Staff reviewed the proposal and found it is consistent with the Comprehensive Plan. Staff notified the various agencies and utilities about this application and they provided no comments or objections.

Chair Buchheit asked what are they allowed to sell. Mr. Gunn said tobacco accessories. He said the Police will keep watch for any illegal products that may be sold.

Mr. Gunn read the four (4) conditions recommended by staff:

- 1) No exterior sales or displays of merchandise shall be permitted. All operations shall be conducted within the building.
- 2) No sale of liquor shall be permitted.
- 3) All signage shall comply with the Bridgeton sign regulations and be subject to review and approval by City staff and the Design and Review Board.
- 4) The sale of drug paraphernalia or illegal smoking products shall be prohibited. The business shall operate in compliance with Section 205, Article XIV of the Bridgeton Municipal Code (Drug Regulations).

Ms. Tulloch asked how many Vape shops are located in Bridgeton. Mr. Gunn said currently there are two Vape shops in Bridgeton – one is located at 3651 N. Lindbergh and another one located at 12158 St. Charles Rock Road.

The applicant, Gagandeep Birdi, 815 Campion Lane, Florissant, MO 63031, came forward. Mr. Birdi said they want to open a Vape shop at 11726 St. Charles Rock Road. Chair Buchheit asked what kind

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**PAGE 2**

of products are they wanting to sell. Mr. Birdi said they plan to sell tobacco pipes and other tobacco products, cigarettes, CBD products, hookah products and clothing. The clothing would have the name "420" on it. Chair Buchheit asked about the sign that is in the window at the store. Mr. Birdi said the sign is a demo given to them. The store is not open yet. Ms. Tulloch asked what vape products will they be selling. Mr. Birdi said they will be selling vape liquid that is a substitute for tobacco. The liquid is a substitute people can use to quit smoking or bring down the amount of nicotine they are smoking. Ms. Tulloch asked about puff bars. Mr. Birdi said puff bars is the name of a company, but there is also a product named puff bars. They will be selling puff bars, but only the ones from their local manufacturer. Mr. Birdi explained about the different hemp products. Mr. Woodruff asked what percentage of their products would have a warning that says "do not operate machinery or drive after consuming the product." Mr. Birdi said 0%. Ms. Tulloch asked what is the nicotine level in the e-cigarettes. Mr. Birdi said 4% or less. Ms. Creswell asked if they will be maintaining the EZ Pantry on Margatehall or will they close it. Mr. Birdi said they will not be closing it. Councilmember Grimmer asked Mr. Birdi about his experience in this business. Mr. Birdi said his father has owned a liquor store for about ten years. Mr. Birdi said he has been around the business since he was ten years old. He said his sister has had her business, EZ Pantry, located on Lindbergh for about three years. He has been around convenience stores almost all his life. Mr. Barry asked what is 420 a code for. Mr. Birdi said it is a code for hemp products. They use the number 420 to attract customers. Ms. Adelt asked if they are allowed to use the product in the store. Mr. Birdi said no.

No one came forward to speak regarding the application.

Chair Buchheit closed the public hearing.

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**Mr. Gaston moved, seconded by Ms. Adelt, to approve Application #21-PZ-10, with the four (4) conditions listed above.**

Roll Call Vote:

Ayes: Kerstin Adelt, Joy Bush, Carolyn Creswell, Jim Gaston, Chair Claude Buchheit

Nays: Tim Barry, Bob Teahan, Pauline Tulloch, Lyle Woodruff

Members absent: Keith Gillming

The motion to approve **failed** on a vote of (5 for – 4 against), and Application #21-PZ-10 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 August 23, 2021.

**7. EX-OFFICIO REPORT**

Mr. Grimmer gave an update on current business.

**8. ADJOURNMENT**

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

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Claude Buchheit, Chair