

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF AUGUST 12, 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, August 12, 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, Keith Gillming, Joe Holtsnider, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit.

Members absent: Sonny Costa, Chris Peoples

Also present: 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 8, 2019. **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. Teahan, to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

3. PUBLIC HEARINGS

#19-PZ-13 Request to amend the “M-3(g) District - Northwest Industrial Park – 13575 St. Charles Rock Road” Planned Manufacturing District to add permitted uses. Submitted by Bridgeton Properties LLC, c/o Russell J. Smith.

Chairman Buchheit opened the public hearing. Mr. Greatens said this is a request to amend the “M-3(g)” Planned Manufacturing District. Mr. Greatens referred to the map showing the site. The “M-3(g)” District was created in 1986. It is a portion of Northwest Industrial Park. The District is approximately 75 acres and consists of 27 parcels. The streets within the District are all private streets. Currently the District allows a variety of commercial, manufacturing and industrial uses. Most of these uses are permitted in the “M-1” and “M-2” Districts. Within the District itself there are a variety of uses and businesses currently operating. Some of the uses include office/warehouse, contractor’s offices, manufacturing, automobile/truck repair and other similar uses. Mr. Greatens said the applicant told him that over the years he has had to turn away a few potential tenants because even though there is an extensive list of permitted uses, there are some that are not included. The option to correct this is to go through the process for a text amendment to add some additional permitted uses. The list of uses that are proposed to be added are listed in the Staff Report. These uses are consistent with some of the other uses listed in the “B-2” and “B-3” Districts. Mr. Greatens said the proposal is consistent with the Comprehensive Plan. All the proposed uses are compatible within this District and the surrounding area and a lot of these uses are already permitted in some of the surrounding zoning districts.

The applicant, Mr. Russ Smith, 13588 Northwest Industrial Drive, Bridgeton, MO, came forward. Mr. Smith said he is one of the developers of Northwest Industrial from 1984. He owns five (5) of the buildings in this section and one (1) building in another section. He said he went to P&Z and City Council for a text amendment previously, but since it took so long for the process, the potential tenant went somewhere else. He said the space next to Jimmy Johns has been vacant for about three (3) years. He has potential tenants for this space for a cross-fit facility that are interested in this site. Currently, this is not a permitted use in the “M-3(g)” District. He said there is no parking issue for this site.

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No one else came forward to speak.

Chairman Buchheit closed the public hearing.

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Mr. Woodruff moved, seconded by Ms, Adelt, to approve Application #19-PZ-13.

Roll Call Vote:

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

Nays: None

Members absent: Sonny Costa, Chris Peoples

The motion to approve **carried** on a vote of (7 for – 0 against), and Application #19-PZ-13 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 scheduled meeting is August 26, 2019.

7. EX-OFFICIO REPORT

There was no Ex-Officio report.

8. ADJOURNMENT

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

Claude Buchheit, Chairman