

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF AUGUST 26, 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 26, 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: Sonny Costa, Jim Gaston, Keith Gillming, Joe Holtsnider, Chris Peoples, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit.

Members absent: Kerstin Adelt, Joy Bush

Also present: Barb Abram, Ex-officio
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 August 12, 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-14 Request for Special Use Permit for “Thrift/Consignment Store” to allow a retail children’s resale store, “Once Upon A Child,” located at 12100 St. Charles Rock Road, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.dd of the “B-2” Community Business District. Submitted by Carafiol’s Properties Company, L.C., c/o Steven H. Leyton.

Chairman Buchheit opened the public hearing. Mr. Greatens said this is a request for Special Use Permit to allow a “thrift/consignment store,” which requires a special use permit. Mr. Greatens gave an overview of the special use permit process. Mr. Greatens said that any application before Planning Commission requires seven (7) votes of approval to pass and anything less than that would go to City Council with an unfavorable recommendation. Mr. Greatens explained the purpose of special use permits, as stated in Section 410.080 of the Zoning Ordinance. Mr. Greatens showed various photographs of the site on the large screen. This site is proposed to be located in the Carafiol’s shopping center. There is a mix of uses including retail, office, and restaurant in the shopping center. This property is zoned “B-2” District. Most of the surrounding property is also “B-2” and to the west it is zoned “M-3(e)” District. The proposed location is where The Bedroom Store is now located. He said there is shared parking throughout the shopping center. They will have access to the loading dock in the back. The proposal is consistent with the objectives in the Comprehensive Plan. This proposal would not create traffic that would be detrimental to the surrounding area. There is sufficient parking in the shared parking lot to comply with the requirements in the Zoning Ordinance. The proposal would be consistent and compatible with the surrounding mix of commercial uses. As explained in the Staff Report, this use is classified as a “thrift/consignment store” in the Zoning Ordinance because they resell items that are sold to them. They do operate differently than other typical thrift stores, like Goodwill, St. Vincent’s or Red Racks because they do not have any drop-boxes or other after-hour receptacles for donations. They purchase used items from the public for cash and then resell them. Mr. Greatens recommended two (2) conditions for the special use permit. The hours of operation would be limited to Monday through Saturday from 9 a.m. to 9 p.m. and Sundays from 11 a.m. to 6 p.m. Any expansion of the hours of operation shall require approval by the City. The other condition is that

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there will be no exterior drop-off area, receptacles, or other donation facilities for the after-hours donation of items by the public. All donation and/or sale of items shall occur within the building during store hours only. Mr. Greatens said if in the future they would want to have a 24-hour drop off area, they would be required to come back to the Planning Commission and City Council for that approval. If a different thrift store would want to operate at this location in the future and they wanted to have a drop-off area, they would have to amend the special use permit and go back to Planning Commission and City Council.

The applicant, Mr. Steve Leyton from Stone, Leyton & Gershman, 7733 Forsyth Blvd., Suite 500, St. Louis, MO 63105, came forward. Mr. Leyton represents the owner of Carafiol's shopping center. Mr. Leyton said the Carafiol family has owned the shopping center since the 70's. They are applying for a special use permit for the end cap space currently occupied by The Bedroom Store to allow it to operate as a Once Upon A Child franchise store. Mr. Leyton said also present was Tara and Scott Dyer, who are the operators of the proposed store. This will be their fourth Once Upon A Child store. Also present was Madison Graham from Pace Properties, who manages the shopping center. Bill Clendenin, colleague of Mr. Leyton was also present. Mr. Leyton said they are excited about this concept coming to the shopping center. He said technically this falls under the category "thrift/consignment store." He said they do not consider it a typical thrift/consignment store. He said they sell gently used products. It gives you the look and feel of a retail store that sells these items new. They believe this store will be compatible to the area and bring in a nice clientele. Their customers will mainly be Bridgeton residents, which means the funds will stay in Bridgeton. They will also be providing some jobs. They think it is a positive use for the center and for Bridgeton.

Scott & Tara Dyer, operators of Once Upon A Child, came forward. Mr. Dyer gave a presentation about their concept, history and intentions with the new store. Mr. Woodruff asked about the standards of cleanliness. Mr. Dyer said for them to thrive and do well, things have to be in great shape. They pay cash for merchandise. If they buy something that is not salable, then they are on the hook for that. Mr. Woodruff said that when they buy something it must be in good condition to put on the rack to sell. Mr. Dyer said yes. Mr. Teahan asked if they clean or sanitize the toys that they buy. Mr. Dyer said they do clean them with something like a Clorox wipe. He said they are in business to sell things. The better job they can do at presenting that to their purchasing customers, the more successful they can be. If they put something on the sales floor, it has to be in great shape and they also check that it has not been recalled which is a requirement of their franchise agreement. Chairman Buchheit asked where are their other locations. Mr. Dyer said Ballwin, St. Peters and Columbia. The same franchise company also owns Plato's Closet which is a similar concept only for teens and young adults. Chairman Buchheit asked what age group will they buy for this store. Ms. Dyer said they buy items from infant size to an older child. He asked if they buy electronics. Mr. Dyer said no. They do not sell any video games, ipads or anything electronic. They anticipate to employ about 25 to 35 people with a mix of full-time and part-time. Ms. Dyer said there are 380 stores across the United States and Canada. They are part of the franchise system. Some of the stores are 25 years old and the newest one is 4 years old. Mr. & Mrs. Dyer discussed more details about their business experience and details about the Once Upon A Time business. Mr. Dyer said they want it to feel like a retail store. He gave more details about the process for someone bringing in their items for resell. Mr. Teahan said they are dealing with a lot of cash and what kind of security do they have. Ms. Dyer said they do not keep too much cash in the store. They have stringent procedures for their staff for handling cash. Mr. Holtsnider asked about the Winmark Corporation. Mr. Dyer said they are involved in the resale industry. Their original concept was Play It Again Sports. Then they started Once Upon A Child, Plato's Closet, Style Encore and Music Go Round. Mr. Teahan asked if they are going to rehab this location. They said yes. They showed slides of pictures of the Columbia store. Mr. Dyer continued his presentation about the Once Upon A Child concept. Chairman Buchheit asked if they own any of their locations. Mr. Dyer said not yet. He said this will be a 10-year lease. Mr. Costa asked about the timeframe of starting the remodeling of the store. Mr. Dyer said the City Council meeting will be September 18 and October 2. The Bedroom Store has a certain time to vacate. They would probably

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not open until the first of the year. The Dyer's explained more about the price points,

No one else came forward to speak.

Chairman Buchheit closed the public hearing.

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Mr. Woodruff moved, seconded by Mr. Costa, to approve Application #19-PZ-14, with conditions.

Roll Call Vote:

Ayes: Sonny Costa, Jim Gaston, Keith Gillming, Joe Holtsnider, Chris Peoples, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Nays: None

Members absent: Kerstin Adelt, Joy Bush

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #19-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 scheduled meeting is September 9, 2019.

7. EX-OFFICIO REPORT

Mrs. Abram gave an update on current business.

8. ADJOURNMENT

It was moved by Mr. Teahan and seconded by Mr. Holtsnider, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 8:00 p.m.

Claude Buchheit, Chairman