

CITY OF CRESTWOOD
#1 Detjen Drive
Crestwood, MO 63126
PLANNING AND ZONING COMMISSION MEETING
May 11, 2016 at 7:00 p.m.

CALL TO ORDER

Chairman Robert Sweeney presided and called the meeting to order at 7:00 p.m. on Wednesday, May 11, 2016.

PLEDGE OF ALLEGIANCE

Chairman Sweeney led everyone in the Pledge of Allegiance.

ROLL CALL

Chairman Sweeney	Timothy Anderson, Aldermanic Representative
Dave Wall	James Gillam, Director of Public Services
Bo Proffitt	Adam Jones, City Planner
Ken Lange	Mirela Celaj, Project Manager-absent-excused
Greg Zipfel	
Scott Whitcraft	
Andrew Meyerkord	

Chairman Sweeney stated that for the record all commissioners were present, there was a quorum and thanked everyone for being present at this additional meeting for the month of May.

PUBLIC HEARING

a) Randy Shore 8652/54 Watson Road Crestwood, MO 63123	RE: Approval of Landscape Plan King Edward's Chicken and Fish 8652/54 Watson Road Crestwood, MO 63123
--	--

Chairman Sweeney stated the hearing of King Edward's Chicken and Fish was postponed.

PUBLIC HEARING

b) Mike Twiss
The MT Studio
3 E. Main Street
Troy, OH 45373

RE: Request for Conditional Use Permit
Planet Fitness
9450 Watson Road
Crestwood, MO 63126

Chairman Sweeney announced the hearing for Planet Fitness and asked if someone in the audience was here to represent Planet Fitness. Mr. Bob Hamilton, one owner of Planet Fitness, Midwest Franchisee Group, was there to represent Planet Fitness. He gave brief background on the owners, details on their commitment to this location, and how corporate Planet Fitness looks to them to train other franchisees.

DISCUSSION

After lengthy discussion ensued, Mr. Proffitt made a motion to approve the CUP for Planet Fitness with the 3rd proposed floor plan which was presented to the Commission this evening. This final rendering included the classroom area which would now utilize the entire 44,691 square footage at 9450 Watson Road; Mr. Wall seconded the motion.

A roll call was taken as follows:

AYES: Sweeney; Lange; Wall; Meyerkord; Proffitt; Zipfel; Whitcraft

NAYS: None

Chairman Sweeney read the CUP motion into record with its restrictions and applications.

SEE ATTACHMENT A

Chairman Sweeney asked for a roll call to approve the CUP Motion as read. Mr. Wall made a motion to approve the CUP Modification Motion as read and Mr. Meyerkord seconded the motion.

A roll call was taken as follows:

AYES: Sweeney; Lange; Wall; Meyerkord; Proffitt; Zipfel; Whitcraft

NAYS: None

Chairman Sweeney stated that the P&Z Commission's recommendation to approve the CUP Modification Motion for Planet Fitness would be forwarded to the Board of Aldermen which would be heard on May 24, 2016.

PUBLIC HEARING

c) Greg Cenatiempo
Club Fitness
3701 N. St. Peters Pkwy, Ste A
St. Peters, MO 63376

RE: Request for Conditional Use Permit (CUP)
Club Fitness
9901 Watson Road, Ste 111
Crestwood, MO 63126

Mr. Eric Schreimann, 2416 Nalpak Drive, O'Fallon, Missouri 63376, one of the employee/owners of Club Fitness, gave background information on Club Fitness and the services, product and benefits to the members, business owners in Crestwood and the City of Crestwood itself. Mr. Schreimann passed around a map of their current locations showing the existing membership base to the commission members.

SEE ATTACHMENT B

Mr. Greg Cenatiempo, 11031 Stonebridge, Wentzville, Missouri 63385 presented the logistics for Club Fitness.

DISCUSSION

A lengthy discussion ensued on the egress and ingress into the Crestwood Center at 9901 Watson Road. Chairman Sweeney stated that the issue being presented was an interior parking issue to this particular parcel which creates a traffic problem for the City of Crestwood; the Commission could not act on this issue other than denying Club Fitness their CUP because Club Fitness' presence might create an even more serious traffic problem to the already existing traffic congestion at this location. Chairman Sweeney asked Ms. Tamara Avery, of National Real Estate Management, semi-owners of the property at the Crestwood Center, if the Commission could impose upon them and Club Fitness to address the real issue that the commissioners have raised with regard to some sort of reconfiguration of the parking lot so that the egress and ingress can be more safely accomplished. Ms. Avery came forward and expressed concern over making significant changes in the flow of traffic because of the negative impact it would have on her current tenants; she would consider subtle changes to accommodate the commission and made suggestions. City Planner Adam Jones stated that unless exterior renovations were made, the issue would not come before this commission for a site plan review, Staff would review and make the decisions. Mr. Gillam stated that the CUP would have to cover the specifics in regard to the traffic flow on the parking lot, the egress and the ingress.

There being no further discussion, Chairman Sweeney asked for a preliminary motion to accept the CUP for Club Fitness as written with the conditions applied. Mr. Whitcraft made a motion to approve the CUP with the revisions and site plan as revised this evening by Chairman Sweeney, Mr Poffitt seconded the motion.

A roll call was taken as follows:

AYES: Sweeney; Lange; Wall; Meyerkord; Proffitt; Zipfel; Whitcraft

NAYS: None

Chairman Sweeney read the CUP into record with its restrictions and applications.

SEE ATTACHMENT C

P&Z Commission Meeting
05-11-16

Chairman Sweeney then asked for a motion to accept the CUP for Club Fitness as read. The St. Louis County Parcel Map presented by Mr. Whitcraft would be attached to the CUP. Mr. Meyerkord made a motion to approve the CUP with the attachment and Mr. Lange seconded the motion.

A roll call was taken as follows:

AYES: Sweeney; Lange; Wall; Meyerkord; Proffitt; Zipfel; Whitcraft

NAYS: None

ADJOURNMENT

Chairman Sweeney asked for a motion to waive the remainder of the agenda and move directly to adjournment. Mr. Proffitt made a motion to adjourn and Mr. Meyerkord seconded the motion. Upon voice vote, motion carried (7-ayes, 0 nays).

The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Shirley Brown
Public Works Administrative/Recording Secretary