

CITY OF CRESTWOOD PLANNING & ZONING COMMISSION REGULAR MEETING

Wednesday October 5, 2016 7:00 P.M.

The Planning and Zoning Commission of the City of Crestwood met at the Government Center on Wednesday October 5, 2016, at 7:00 p.m. Chairman Robert Sweeney led everyone in the Pledge of Allegiance.

PLEDGE OF ALLEGIANCE: Chairman Sweeney led everyone in the Pledge of Allegiance.

ROLL CALL: On roll call, the following members were present:

Chairman Robert Sweeney-excused Bo Proffitt-Vice Chairman Ken Lange Dave Wall-excused Greg Zipfel Scott Whitcraft Andrew Meyerkord Alderman Anderson	Staff present: Director of Public Services, Jim Gillam City Planner, Adam Jones
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APPROVAL OF MINIUTES

Motion to approve the September 9, 2016 minutes:
First: Mr. Meyerkord; Second: Mr. Zipfel
On voice vote, motion carried unanimously.

PUBLIC HEARINGS

5 a) City Planner Adam Jones City of Crestwood 1 Detjen Drive Crestwood, MO 63126	RE: Request for Amendment to Section 26-366 Application for Board of Adjustment Review City of Crestwood 1 Detjen Drive Crestwood, MO 63126
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Director of Public Services Jim Gillam stated that the Board of Adjustment is currently required to follow the City’s code, Section 26-366, for notification of a public hearing. The City would like to revise the code to more closely follow the Missouri State Statute.

Motion to approve the request for Amendment to Section 26-366:
First: Mr. Whitcraft; Second: Mr. Meyerkord

A roll call was taken as follows:

AYES: Proffitt; Lange; Zipfel; Whitcraft; Meyerkord
NAYS: None
ABSENT: Sweeney; Wall

Vice Chairman Proffitt, hereafter, referred to as Chairman, read the Motion Form.

Moved by Commissioner Whitcraft that the Planning, Zoning and Architectural Review Commission

 X recommend to the Board of Aldermen approval of

 X an amendment of City ordinance Section 26-366 - Application for board of adjustment review to

The Board of Zoning Adjustment is currently required to follow the procedure noted in City ordinance Section 26-366. The City would like to amend that ordinance to more closely follow the Missouri State Statue 89.100 Board of adjustment—appeals, procedure:

The Commission finds in its recommendation to approve this petition.

The motion was seconded by Commissioner Meyerkord.

The motion passed/failed by the following vote:

Ayes	<u> 5 (Proffitt; Lange; Zipfel; Whitcraft; Meyerkord)</u>
Nays	<u> 0</u>
Abstentions	<u> 0</u>
Absent	<u> 2 (Sweeney; Wall)</u>

5 b) City Planner Adam Jones
City of Crestwood
1 Detjen Drive
Crestwood, MO 63126

RE: Request for Site Plan Review (SPR)
Police Sally Port-Government Center Building
City of Crestwood
1 Detjen Drive
Crestwood, MO 63126

Mr. Gillam stated that Police Sally Port for the Government Center building is a project which falls under the Capital Improvement Program for 2016 that was approved by the Board of Public Works and further approved by the Board of Aldermen (BOA) during the budget process. JEMA Architects was awarded the contract through the Request for Proposal process. The police sally port is the enclosure of the rear carport that the police use for security when they are bringing a prisoner. The sally port will ensure that the facility is secure with installation of overhead doors and modification to the police department’s interior. The hallway and the Staff meeting room will be secured so that the Police can escort prisoners to the booking room for processing.

Motion to approve the request for a Site Plan Review for the Police Sally Port-Government Building:

First: Mr Meyerkord; Second: Mr. Zipfel

A roll call vote was taken as follows:

AYES: Proffitt; Lange; Zipfel; Whitcraft; Meyerkord

NAYS: None

ABSENT: Sweeney; Wall

Chairman Proffitt read the motion.

Moved by Commissioner Meyerkord that the Planning, Zoning and Architectural Review Commission
 X recommend to the Board of Aldermen approval of

 X a Site Plan to

The City of Crestwood is renovating their Police Sally Port. The renovation will include enclosing the existing carport, installation of two overhead doors, and securing the interior of the Police department. The renovation will be in accordance with the drawings submitted by JEMA, LLC dated September 16, 2016 and marked Exhibit A with the following conditions:

- X 1) That all signs be in compliance with the present Sign Ordinance of the City of Crestwood.
- X 2) That the drawings be approved by the Crestwood Fire Department.
- X 3) That the project be approved by the City of Crestwood for zoning.
- X 4) That any rooftop mechanical equipment be properly screened and maintained in a condition satisfactory to the City.
- X 5) That the facility meet the requirements of the ICC/ANSI A117.1 Standard on Accessible and Useable Buildings and Facilities, with regard to provisions for the handicapped.
- X 6) That the applicant shall be responsible for complying with all applicable provisions of the 1990 Americans with Disabilities Act (ADA), as amended.
- X 7) That the use be operated in conformance with the relevant performance standards contained in Article 4 of the Zoning Code.
- X 9) That this recommendation is given on the condition that all of the above conditions are approved by the City and that appropriate permits be obtained and construction / operation commences within time periods set forth in Zoning Code Section 26-288. If not in compliance with this requirement, the applicant will be required to reappear before the Planning, Zoning and Architectural Review Commission for reevaluation before any permits can be processed

The Commission finds in its recommendation to approve this petition that the use will not:

- a) substantially increase traffic hazards or congestion;
- b) adversely affect the character of surrounding commercial uses or adjacent residential uses or the neighborhood;
- c) substantially increase fire hazards or make difficult access by fire and emergency vehicles;
- d) adversely affect the general welfare of the community; or
- e) overtax public utilities.

The motion was seconded by Commissioner Zipfel.

The motion passed/failed by the following vote:

Ayes	<u>5 (Proffitt; Lange; Zipfel; Whitcraft; Meyerkord)</u>
Nays	<u>0</u>
Abstentions	<u>0</u>
Absent	<u>2 (Sweeney; Wall)</u>

5 b) City Planner Adam Jones
City of Crestwood
1 Detjen Drive
Crestwood, MO 63126

RE: Request for Amendment to Sections 26-200-26-203
Short Term Vacation Rentals
City of Crestwood
1 Detjen Drive
Crestwood, MO 63126

City Planner Adam Jones stated that the City of Crestwood currently has no ordinances regulating the use of single family residences as short term vacation rental properties. The activity of renting property to transient families or persons has become popular in the last five (5) years through services like Airbnb; and the City wishes to begin regulating these businesses. City staff has researched the activities of other Cities within the metropolitan statistical area and recommended the attorney’s language, which was presented this evening, be adopted for regulation.

After a lengthy discussion ensued, including suggestions of additional and changed language, Chairman Proffitt made a motion to postpone the request for amendment to Sections 26-200 – 26-203 until language concerning normal leasing can be introduced into the document, Mr. Whitcraft seconded the motion.

Upon voice vote, motion passed (5 ayes – 0 nays).

Commissioner Zipfel complimented City Administration for preparing adequate set of drawings and documentation for review of the Police Sally Port and offered his professional services if needed by the City to review the documents from a construction minded standpoint.

ALDERMANIC REPORT

Alderman Anderson reported that at the last Board of Alderman meeting:

- Approved the SPR for First Community Credit Union at 9950 Watson Road.
- Approved the CUP for Ning Day Spa at 8928 Watson Road.
- Postponed the CUP for St. Vincent de Paul at 9901 Watson Road until later in October.
- Denied the CUP for Calverts Auto Service to Sell Automobiles at 9415 Watson Road.
- Approved the ordinance changing the landscape plans to have an architect sign off on the plans.
- Approved the ordinance for Detached Accessory Buildings.
- Set the tax levy at .248 per 100 for the coming year.

Chairman Proffitt then asked for a motion to adjourn. Mr. Meyerkord made a motion to adjourn and Mr. Lange seconded the motion.

Upon voice vote, motion passed (5 ayes- 0 nays).

Respectfully submitted,

Shirley A. Brown
Recording Secretary

Meeting adjourned at 7:45 p.m.

DRAFT