

CITY OF CRESTWOOD  
#1 Detjen Drive  
Crestwood, MO 63126  
PLANNING AND ZONING COMMISSION MEETING

March 2, 2016 at 7:00 p.m.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning and Zoning Commission was called to order by Chairman Sweeney at 6:30 p.m. on Wednesday, March 2, 2016.

**PLEDGE OF ALLEGIANCE**

Chairman Sweeney led everyone in the Pledge of Allegiance.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

Chairman Sweeney stated he would entertain a motion to approve the February 3, 2016 minutes. Mr. Proffitt made a motion to approve the minutes as submitted and Mr. Meyerkord seconded the motion. Upon voice vote, the motion passed (7 ayes - 0 nays).

Chairman Sweeney then stated he would entertain a motion to approve the revised February 8, 2016 minutes. Mr. Proffitt made a motion to approve the February 8, 2016 minutes and Mr. Wall seconded the motion. Upon voice vote, the motion passed (7 ayes – 0 nays).

**HEARINGS**

Chairman Sweeney stated that there were several hearings this evening, however, the hearing on the property at 8853 Old Sappington Road had been taken off the agenda. Persons interested in this matter may attend the Board of Adjustment meeting on March 10, 2016.

a) **Charles Fawcett**  
**Fawcett Development Corp.**  
**16655 Old Chesterfield Road**  
**Chesterfield, MO 63017**

**Re: Request for new Final Development Plat**  
**Ginger Acres**  
**9020 South Sappington Road**  
**Crestwood, MO 63126**

The first hearing this evening was for a request for approval on the final development plat plan of Ginger Acres, 9020 South Sappington Road. Chairman Sweeney asked Mr. Fawcett, the developer, to present his request to the Commission. Mr. Jones stated that all the information required from the applicant had been received and approved by Staff, and stated that if Mr. Gillam were present this evening, he would recommend approval to the Planning and Zoning Commission. Mr. Fawcett answered questions from the Commission. Mr. Sweeney then asked the public for any comments or questions.

Steven T. Liddy, 9401 Sappington Greens Lane, Crestwood, MO. 63126, had questions concerning the curbs, crosswalk, water runoff, project MSD, a berm, and how it would be landscaped.

Lyle Byrd, 9409 Sappington Greens Lane, Crestwood, MO. 63126, talked about a 4' strip of land on the property previously owned by Mr. and Mrs. Rode. The Rodes allowed him to use and maintain this strip of land for a number of years. Mr. Jones stated that Mr. Byrd would need to talk to St. Louis County about this strip of land because the City of Crestwood could not provide legal advice in this instance.

Chairman Sweeney then asked Mr. Fawcett to return to the podium to address some of the questions that had been raised. Ms. Fawcett, also representing Fawcett Development Corporation, shared information about that area being an MSD detention area. A short discussion followed about the concerns of Mr. Byrd. Those concerned agreed to address this issue at a later date; the goal being to satisfy Mr. Byrd's concerns and concurrently make future homeowners happy as well.

Chairman Sweeney then stated that he would entertain a motion to approve the final development plat plan. Mr. Proffitt made a motion to approve the final development plat plan, and Mr. Zipfel seconded the motion.

A roll call was taken as follows:

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

NAYS: None

**b) R. Michael Lee**  
**Architecture + Interiors + Landscaping**  
**5504 Ardmore Street**  
**Houston, TX 77021**

**RE: Request for variance of City Code**  
**Chapter 10 Floodway/Floodplain**  
**Management Section 10-4.(b)(1)**  
**8853 Old Sappington Road**  
**Crestwood, MO 63126**

*As stated by Chairman Sweeney earlier this evening, this issue would not be heard. Persons interested in this matter may attend the Board of Adjustment meeting on March 10, 2016.*

**c) Blake Sloan**  
**Heights Venture Architects, LLC**  
**1111 North Loop West, Suite 800**  
**Houston, TX 77008**

**Re: Request for Conditional Use Permit**  
**Gold's Gym**  
**9450 Watson Road**  
**Crestwood, MO 63126**

Mr. Jones stated that there were representatives from both Gold's Gym and the real estate brokerage company present to answer questions.

Jeff Eisenberg, 8011 Clayton Road, St. Louis, MO 63117, stated that he represented Black Equities, who owns 100,000 square feet where Gordman's was previously located at 9490 Watson Road. He stated that Best Buy is currently owned by another company. If the CUP is approved for Gold's Gym this evening for Best Buy's address at 9450 Watson Road, Black Equities has a contingent contract to purchase and close on this property the first part of April 2016. Gold's Gym would then occupy the 43,000 square feet and would have interest in building a regional destination for this location. Statistically, Gold's Gym's market share has a 15 minute drive radius, which amongst other cities, would include Clayton, Mehlville, and as far west as Hwy 141. This would be one of Gold's Gym's newest prototypes including a swimming pool as well as recreational facilities. This would entail about \$5.5 million in renovation costs, plus the acquisition cost.

Jesse Finney, 13240 Watson Road, Crestwood, MO 63126. Mr. Finney stated that he owns All-N-1 Fitness on Watson Road; complimented Gold's Gym by stating they do a first class job all the way around and in everything they do.

Katie McGrory, 15890 Manchester Rd, 63011, stated that she has been with Gold's Gym for 8 years and shared some of her views on Gold's Gym. The hours of operation were discussed between Chairman Sweeney and Ms. McGrory. Gold's Gym's requested hours of operation were Monday 5:00 a.m. through Friday at 11:00 p.m. and with hours on Saturdays and Sundays from 7:00 a.m. to 11:00 p.m. each day.

Dave Bueker, 9252 Caddyshak Circle, St. Louis, MO 63127, owner of 24 Hour Fitness in Crestwood, concurred with Mr. Finney's positive statements about Gold's Gym.

Chairman Sweeney stated that the request before the Commission this evening was for a "Conditional Use Permit" to approve Gold's Gym to operate a co-ed fitness center in an existing building located at 9450 Watson Road, in accordance with the schematic drawings and pictures presented by Blake Sloan and Heights Venture Architects, LLC on behalf of Gold's Gym. Chairman Sweeney then asked for a motion to approve Gold's Gym's request for the Conditional Use Permit. If the CUP is approved by the Commission this evening, it would then be heard before the Board of Aldermen on March 22, 2016 for final approval. Mr. Whitcraft made a motion to approve the Conditional Use Permit at 9450 Watson Road and Mr. Zipfel seconded the motion.

A roll call vote was taken as follows:

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

NAYS: NONE

ABSTENTIONS: Lange

**d) Adam Jones, City Planner  
City of Crestwood  
1 Detjen Drive  
Crestwood, MO 63126**

**Re: Request for Change in Zoning Matrix  
City of Crestwood  
1 Detjen Drive  
Crestwood, Mo 63126**

Chairman Sweeney stated that the final item on the agenda was City Planner Adam Jones' request for a change in the Zoning Matrix. Since previous P&Z Commission meetings, Mr. Jones, upon further investigation stated that it was discovered that "residential" had somehow been left off the allowable uses. Mr. Jones stated that there were four different designations for planned development: planned residential, planned mixed use, planned commercial and planned manufacturing. This amendment will only affect the planned mixed use designation.

Chairman Sweeney asked for a motion to approve the request for the change to the Zoning Matrix, which will then be forwarded to the Board of Aldermen for their vote at the March 22, 2016 meeting.

Mr. Wall made a motion that we make the changes recommended by Mr. Jones. Mr. Meyerkord seconded the motion. Some short discussion followed, then a roll call vote was taken as follows:

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

NAYS: NONE

ABSTENTIONS: NONE

### **ALDERMANIC REPORT**

Alderman Anderson stated that

- An ordinance was passed regarding Licenses for food trucks.

- An ordinance was adopted for a Public Works Fee Schedule.
- An ordinance amending Chapter 7, Article II of the Municipal Code to revise Section 7-33(c) 302.7.2, relating to fences within the City of Crestwood.

**ADJOURNMENT**

There being no further discussion, Chairman Sweeney asked for a motion to adjourn. Mr. Lange made a motion to adjourn and Mr. Proffitt seconded the motion. Upon voice vote, the motion passed (7 ayes, 0 nays).

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Sally Cobb  
Public Works Administrative Clerk