

Webster Groves Plan Commission
Meeting Minutes
January 6, 2020

Members Present

Charles Sindel	PLANNER
Jeff Smith	Danny Jendusa
Steve Hunkins	DIRECTOR OF PLANNING & DEVELOPMENT
Scott Mueller	Mara Perry
Annie Tierney	CITY ATTORNEY
Anne Tolan	Neil Bruntrager
	COUNCIL LIASON
	Pam Bliss

Members not Present

Christopher Michael

REGULAR SESSION

1. Sindel opened the meeting at 7:00 p.m.
2. **APPROVAL OF MINUTES:**
Sindel asked for a motion to approve the minutes. Tierney made a motion to approve. Tolan seconded the motion. The motion passed 6-0.
3. **PUBLIC COMMENTS:**
There were none.
4. **PUBLIC HEARING:**
 - a) **19-PC-15 Zoning Code Text Amendment- Parking Development Standards:**
Proposed amendments include changes and additions to Sections 53.020, 53.047, 53.057, 53.067, 53.077, 53.117, 53.157, 53.180 through 53.189, 53.233, and 53.243 of the Zoning Ordinance in order to clarify and update regulations for parking development standards in residential, commercial, industrial, and multiple family residence districts.

Jendusa said this is a continuation of the December 2019 meeting that was held open to codify more thorough development standards for parking. This includes design of parking facilities, supply maximum and minimums, shared and accessory parking facilities. Also parking of commercial vehicles, storage of trailers or other recreational vehicles. Jendusa explained how the minimum requirements for a parking facility are calculated.

Tolan asked about the parking in the "A1" through "A4" Residential Districts which states required parking spaces shall be located in the rear yard or within that portion of the side yard which lies between the main building and the side lot lines.

Perry said this can be an issue when someone wants to close off their garage which then leaves less room for parking and more on street parking.

Tolan thought this may restrict the ability of some closing off the garage for that additional living space. Maybe this needs to be looked at further.

Sindel asked why is that in the code. Perry said it has been there since 1956 most likely due to the narrow streets and to encourage off street parking.

Jendusa went through allowable surface areas for front yard driveways. Staff has provided charts which provide the minimum required parking for residential, commercial and industrial uses. Jendusa explained what would be required to appeal any of these changes through staff and further if needed through the Board of Adjustment. They are looking for input for parking of commercial vehicles and trailers on residential streets or on driveways as well. He said staff is looking to leave this open for further discussion.

Sindel asked for a motion to keep the hearing open for 19-PC-15 until the February 3, 2020 meeting. Smith made a motion. Tierney seconded the motion. All in favor the motion passed 6-0.

b) **19-PC-16 Zoning Code Text Amendment- Commercial Kennels:**

Proposed amendments include changes and additions to Sections 53.020, 53.117, 53.157 and 53.159 of the Zoning Ordinance and adding a new section 53.120 in order to add Kennels as a Use and create development standards for Kennels in commercial and industrial districts.

Jendusa said this is a continuation of the December 2019 meeting that was held open for further discussion for allowing commercial kennels in the “C” Commercial District and “E” Industrial District as well as adding developmental standards for these. Proposed changes to the definitions will be:

“Animal Care Home” shall mean any person, family, or household which possesses, controls, boards, manages or provides non-veterinary care for one (1) or more dogs, cats, or other common household animals for any period of time for compensation or with the intention of offering such animals for sale. This definition shall not apply to the ownership of one (1) or more dogs, cats, or other common household animals as the personal pet of said person, family, or household.

“Animal Grooming Facility” shall mean a commercial establishment where animals are bathed, clipped, plucked, or otherwise groomed.

“Kennel” shall mean any establishment, firm, corporation, or association which possesses, controls, boards, manages or provides non-veterinary care for one (1) or more dogs, cats, or other common household animals for any period of time for compensation or with the intention of offering such animals for sale.

“Veterinary Clinic” shall mean means any establishment maintained and operated by a licensed veterinarian for surgery, diagnosis, and treatment of diseases and injuries of animals. Temporary boarding of animals for health purposes shall be considered accessory to such use.

Sindel suggested that “person” be inserted between any and establishment in the first line of the definition of kennel. Also, in the last line after “sale” should be “or adoption”. Also, in the second line of the definition of Animal Care Home between “non-veterinary care” and “for one” add “in the home”. Staff if discussing requirements for applying for a business license for someone who does dog walking as a business in their home. Jendusa said kennels would not be allowed in Crossroads, maybe allowable in a few locations in Old Orchard. Would not be allowed in Yorkshire but possible in W. Pacific or Kirkham Industrial area or Owen Ridge.

Sindel asked for a motion to keep the hearing for 19-PC- 16 open until the February 3, 2020 meeting. Tolan made a motion. Smith seconded the motion. All in favor the motion passed 6-0.

c) **19-PC-17 Zoning Code Text Amendment- Development Standards for Other Conditional and Accessory Uses:**

Proposed amendments include changes and additions to Sections 53.020, 53.047, 53.057, 53.067, 53.077, and 53.100 of the Zoning Ordinance in order to clarify and update Development Standards for other conditional and accessory uses in residential districts.

Jendusa said this is a continuation of the December 2019 meeting that was held open for reorganizing for clarity for residents and cross referencing for home occupations and accessory parking lots. Also includes development standards for the proposed Animal Care Home, limited short term animal boarding and care in residential areas. Jendusa went through some of the required standards for each use. The number of dogs allowed for the Animal Home Care use and how it would enforced was discussed.

Sindel asked for a motion to keep the hearing for 19-PC-17 open until the February 3, 2020 meeting. Tolan made a motion. Smith seconded the motion. All in favor the motion passed 6-0.

5. PLATS AND SITE PLANS

There were none.

6. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

VOTES:

There were none.

7. **OTHER BUSINESS:** Perry said there is one CUP for the February meeting.

8. **NEXT REGULAR MEETING:** February 3, 2020

9. ADJOURNMENT OF EXECUTIVE SESSION

Sindel asked for a motion to adjourn. Mueller made a motion. Smith seconded the motion. All in favor motion passed 6-0. The meeting adjourned at 9:00 PM.