

Webster Groves Plan Commission
Meeting Minutes
March 2, 2020

Members Present	Charles Sindel	PLANNER
	Jeff Smith	Danny Jendusa
	Steve Hunkins	DIRECTOR OF PLANNING & DEVELOPMENT
	Annie Tierney	Mara Perry
	Scott Mueller	CITY ATTORNEY
	Christopher Michael	Neil Bruntrager
	Toni Hunt	COUNCIL LIAISON
	Maddy Heikkila	Pam Bliss

Plan Commission Member Training 5:30 P.M.
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 from the February 3, 2020 meeting. Smith made a motion to approve. Tierney seconded the motion. The motion passed 8-0.

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 19-PC-15 was held open from the February 2020 meeting for further updates and feedback. Definitions have been updated including "Commercial or Industrial Vehicle", "Loading Space" and "Parking Space". Section 53.182 for off-street parking has been updated to minimum and maximum parking and loading space requirements, off-street parking facility design and bicycle parking. Section 53.183 now includes commercial vehicle, trailer and campers, rv's and boats as well as dumpster parking/storage. The charts for these have also been updated. These changes should help with issues such as where a dumpster can be placed on the property and the design of a driveway. The type of surface for a dumpster was discussed. All agreed should be paved or solid.

Sindel asked how parking is determined and Perry said when a new business comes in for their business license.

Sindel asked for a motion to close the hearing for 19-PC-15. Smith made a motion. Hunt seconded the motion. All in favor the motion passed 8-0.

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 19-PC-16 was held open from the February 2020 meeting for further updates and feedback. This amendment would require commercial kennels to adhere to existing standards for the regulation of Dog Kennels in Chapter 33 of the Municipal Code. Staff will update the standards in Chapter 33 with the Health and Environmental Services Advisory Board as needed. Updates to definitions would be made to include “Animal Grooming Facility”, “Kennel” will be updated and “Veterinary Clinic” will be added. Jendusa said there are updates to the development standards for the “C” and “E” districts.

Sindel asked for a motion to close the discussion for 19-PC-16. Mueller made a motion. Hunt seconded the motion. All in favor the motion passed 8-0.

c) **19-PC-17 Zoning Code Text Amendment- Development Standards for Other Conditional and Accessory Residential 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 staff is requesting 19-PC-17 be withdrawn to return for a later date. They plan to discuss this update with the Health and Environmental Service Advisory Board.

Sindel asked for a motion to withdraw 19-PC-17. Smith made a motion. Tierney seconded the motion. All in favor the motion passed 8-0.

5. **ADJOURNMENT OF REGULAR SESSION**

Sindel asked for a motion to close the regular session. Smith made a motion. Michael seconded the motion. All in favor the motion passed 8-0.

EXECUTIVE SESSION:

6. VOTES:

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.

Sindel said staff has done a great job on developing these changes. He asked if there was a motion to approve. Smith made a motion to approve with the change to 53.183 "C" to specify paved driveway or similar solid surface. Mueller seconded the motion. All in favor 19-PC-15 passed 8-0.

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.

Sindel asked for comments there were none. Sindel asked for a motion to approve. Michael made a motion to approve as written. Mueller seconded the motion. All in favor the motion passed 8-0.

7. **OTHER BUSINESS:** Perry said they will be seeing potential code amendments for affordable housing. Possibly allowing some two-family structures.

8. **NEXT REGULAR MEETING:** April 6, 2020.

9. ADJOURNMENT OF THE EXECUTIVE

Sindel asked for a motion to adjourn. Smith made a motion. Michael seconded the motion. All in favor motion passed 8-0. The meeting adjourned at 8:45 PM.