



**MINUTES OF THE
PLANNING & ZONING COMMISSION MEETING
1 GOVERNMENT CTR, BALLWIN MISSOURI 63011
JANUARY 4, 2024**

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

Commissioner Alexander called the meeting to order at 7:00 p.m. Members in attendance were:

Present:

Alderman Mark Stallmann
Commissioner Grant Alexander
Commissioner Janet Carr
Commissioner Derek Beiter
Commissioner Victoria Winfrey
Commissioner Bill Hinds

Absent:

Mayor Tim Pogue
Commissioner Zach Carter
Commissioner Michael Swain

Approval of Minutes

A motion was made by Alderman Stallmann and seconded by Commissioner Hinds to approve the minutes of the December 4, 2023 meeting. The motion was approved unanimously.

SUE-24-01 – Carwash with front yard parking at 14660 Manchester Road.

The Petitioners' Representative, Kate Stock Gitto addressed the Commission. The Petitioners propose to demolish the existing building on the property and construct a tunnel carwash in its place. While the footprint is similar, overall site coverage would decrease if the proposed development were approved. Ms Stock Gitto spoke to staff concerns regarding the turn radius entering the carwash tunnel, the dumpster enclosure and the noise produced by and number of vacuum stations. Hours of operation would be 8:00am to 7:00pm.

Commissioner Hinds asked if the landscaping would include an irrigation system.

Ms Stock Gitto answered yes.

Commissioner Hinds asked about the turn radius.

Ms Stock Gitto said they could look into revising the radius.

Commissioner Hinds asked if the development would meet the City's new lighting ordinance.

Ms Sprick answered yes.

Commissioner Alexander asked about lane configuration entering the carwash.

Alderman Stallmann said he is concerned about the turn radius being able to accommodate larger vehicles. He questioned the large number of vacuum stations.

Thomas Buckner was introduced and discussed the perceived need for 44 number of vacuum stations. The site would be designed so only carwash customers would have access to the vacuum stations. He also explained the pay stations ability to control the stacking entering the carwash.

Alderman Stallmann mentioned the entrance into the development and a resident's question about installing a sidewalk along the east property line.

Commissioner Alexander asked about the number of cars stacking on Maple Lane after existing the carwash.

Scott Brinker spoke. He expressed concern about pedestrian traffic entering the development and the need for a sidewalk.

City Administrator Sterman explained that Maple Lane is privately owned property.

George Stock was introduced. He discussed the Commission's concerns. The addition of a sidewalk on the property could create a liability concern for the property owners. It would also reduce the number of vacuum stations, which the Petitioner is not part of the proposal.

Commissioner Hinds asked about the project timeline.

Thomas Buckner answered eight (8) months.

Alderman Stallmann asked how potential conditions should be worded.

City Attorney Jones referred to a section of the City's Ordinance that requires the conditions to be based on the required criteria listed in Appendix

Commissioner Alexander stated that requiring a sidewalk would be on private property, instead of right of way, and would serve the adjacent development.

Commissioner Winfrey stated that the property owner would be required to maintain the sidewalk.

Commissioner Carr asked the anticipated number of customers and if

Alderman Stallmann asked if the landscaping plan meets the City's requirement.

City Planner answered that it exceeds the City's requirement.

Alderman Stallmann made a motion to recommend approval with the condition that the turn radius entering the carwash is improved to accommodate larger vehicles.

Commissioner Winfrey seconded and the motion was approved unanimously.

Adjournment

A motion was made by Alderman Stallmann and seconded by Commissioner Winfrey to adjourn the meeting. The motion was approved unanimously and the meeting adjourned at 7:45 p.m.