



**Planning & Zoning Commission
Meeting Minutes**

July 1, 2024 7:00 PM

1 GOVERNMENT CTR. BALLWIN, MO 63011

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

The meeting was called to order by Chairman Grant Alexander at 7:00 p.m.

ROLL CALL

Present

- Alderman David Siegel
- Chairman Grant Alexander
- Commissioner Derek Beiter
- Commissioner Victoria Winfrey
- Commissioner Zach Carter
- Commissioner Scott Brinker
- City Attorney Robert Jones
- City Planner Lynn Sprick

Absent

- Mayor Tim Pogue
- Commissioner Janet Carr
- Commissioner Bill Hinds
- Commissioner Michael Swain

MINUTES

The minutes from the June 3, 2024 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Alderman Siegel and seconded by Commissioner Beiter. The motion was approved unanimously.

AGENDA ITEMS

SUB-24-05 Petition for a Special Use Exception for a restaurant with front yard parking at 15005 Manchester Road

Lynn Sprick summarized the Petition.

Jared Kane (for the Petitioner) spoke.

Chairman Alexander asked for an overview of the business.

Jared Kane said there will be seven (7) tables with fourteen (14) seats, with business hours 10am-9pm, serving lunch and dinner.

Commissioner Siegel asked if the business will use delivery services. Jared Kane answered yes.

Commissioner Siegel asked how many existing restaurants are in the development. Lynn Sprick answered there are three (3) existing, Jersey Mike’s would be the fourth.

Commissioner Winfrey asked the number of employees. Jared Kane answered twelve to twenty (12-20) total with a maximum of eight (8) people per shift.



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Chairman Alexander asked what the parking requirement is for this business. Lynn Sprick answered one (1) space is required per two hundred (200) square feet of floor area.

Alderman Siegel asked how many storefronts are vacant in the development. Lynn Sprick answered she believes it will be fully occupied with the addition of Jersey Mike's.

There was discussion about traffic on Holloway, entering and exiting the development.

Chairman Alexander opened the public hearing. Noone came forward to speak in favor or opposition of the Petition. Chairman Alexander closed the public hearing.

Chairman Alexander motioned to recommend approval of the Special Use Exception. Commissioner Beiter seconded the motion, which was approved unanimously.

There was discussion regarding the responsibilities of a Planning & Zoning Commissioner.

Chairman Alexander motioned to adjourn the meeting.

Commissioner Beiter seconded the motion and the meeting adjourned at 7:23 p.m.