



**Planning & Zoning Commission  
Meeting Minutes**

August 5, 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

- Mayor Tim Pogue
- Alderman David Siegel
- Chairman Grant Alexander
- Commissioner Janet Carr
- Commissioner Derek Beiter
- Commissioner Victoria Winfrey
- Commissioner Zach Carter
- Commissioner Scott Brinker
- Commissioner Michael Swain
- City Attorney Robert Jones
- City Planner Lynn Sprick

Absent

- Commissioner Bill Hinds

**MINUTES**

The minutes from the July 1, 2024 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Commissioner Beiter and seconded by Commissioner Carr. The motion was approved unanimously.

**AGENDA ITEMS**

**SUE 24-06 - Petition for a Special Use Exception for a restaurant with front yard parking at 15575 & 15577 Manchester Road**

Lynn Sprick summarized the Petition.

Mohammed Ayyash (Petitioner) provided further details.

Chairman Alexander asked about the focus of the business.

Mohammed Ayyash said it is a franchise restaurant that focuses on crepes and other dessert items.

Commissioner Carr asked what the business hours would be. Mohammed Ayyash said the hours of operation will be either 12pm - 12am or 10am - 10pm.

Commissioner Swain asked if gelato will be sold at the restaurant. Mohammed Ayyash confirmed that gelato, coffee, and other items would be offered..



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Lynn Sprick asked if there would be any alcohol sold on site and if there would be any outside seating. Mohammed Ayyash answered no alcohol would be sold on site and patio seating would be added in the future. The patio will be 20' x 20' with four or five tables.

Commissioner Brinker asked if any parking spaces would be lost as a result of the patio addition. Mohammed Ayyash answered no.

Chairman Alexander said the patio is shown on the development plan and it would extend out from the side of the building, not affecting the existing parking lot.

Chairman Alexander went on to ask about green space requirements. Lynn Sprick said the Petitioner may be required to obtain an excavation permit from the Public Works Department.

Victoria Winfrey asked the number of employees. Mohammed Ayyash answered six to eight employees. Chairman Alexander asked per shift or total. Mohammed Ayyash said that would be the total number of employees.

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

Mayor Pogue asked for the proposed patio to be added to the Petition.

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

**OTHER BUSINESS**

Lynn Sprick talked about Commissioner training opportunities offered by University of Missouri St Louis or the American Planning Association.

The Commission agreed to the purchase of the training offered by the APA.

Chairman Alexander motioned to adjourn.

Commissioner Carr seconded and the meeting was adjourned at 7:15pm