



**Planning & Zoning Commission
Meeting Minutes**

May 5, 2025 7:00pm
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.

Prior to the meeting, Commissioner Jonathan Harvey was sworn in, filling the position left vacant by Derek Beiter.

ROLL CALL

Present

Mayor Mark Stallmann
Alderman David Siegel
Chairman Grant Alexander
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
City Attorney Robert Jones
City Planner Lynn Sprick

Absent

Commissioner Bill Hinds
Commissioner Michael Swain

MINUTES

The minutes from the April 7, 2025 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Alderman Siegel and seconded by Commissioner Carr. The motion was approved unanimously.

AGENDA ITEMS

SUE-25-03 Special Use Exception, submitted by Fuad Khalil, for a restaurant with front yard parking at 15523 Manchester Road.

Lynn Sprick summarized the Petition.

Andrew Holloway (Petitioner) provided additional details.

Alderman Siegel asked if there would be signage restricting use of the parking lot to school use only.

Mr. Holloway confirmed that signage would be in place but noted that the school's use of the lot would generally occur at times opposite those when multi-family residents would typically need additional parking.

Alderman Siegel also inquired about the proposed lighting.

Mr. Holloway referenced the photometric plan that had been submitted.



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Mayor Stallmann asked about the timing of student drop-off and pick-up at the proposed adjacent facility for which the parking lot would be constructed.

Mr. Holloway responded by outlining the facility's hours of operation.

Commissioner Harvey pointed out that the site plan does not show a sidewalk connecting the proposed parking lot to the building on the adjacent property.

Mr. Holloway provided further information about the proposed parking lot and its intended use for the adjacent property.

Alderman Siegel stated that the Petition under consideration pertains only to the proposed parking lot, and that a Special Use Exception for the adjacent property had already been approved.

Commissioner Carter inquired about lighting and security for the parking lot.

Commissioner Brinker asked what hours the parking lot would be illuminated.

Commissioner Carter also asked whether the parking lot could be gated.

Mr. Holloway explained that the parking lot is intended for multi-use: it would serve the adjacent facility during its hours of operation and be available for multi-family residents during evenings and weekends.

The parking lot would be illuminated from dusk to dawn and open 24 hours a day.

Chairman Alexander opened the public hearing. With no members of the public present to speak, the hearing was closed.

Alderman Siegel made a motion to recommend approval of the Petition to the Board of Aldermen, with the two conditions recommended by staff. Commissioner Winfrey seconded the motion, and it was unanimously approved.

With no other business to discuss, Chairman Alexander motioned to adjourn the meeting. Alderman Siegel seconded the motion and the meeting adjourned at 7:33pm.