



**Planning & Zoning Commission
Meeting Minutes**

October 6, 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 Bill Hinds at 7:00 p.m.

ROLL CALL

Present

Mayor Stallmann
Alderman David Siegel
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
Commissioner Michael Swain
City Attorney Kyle Cronin
City Planner Lynn Sprick

Absent

Commissioner Tim Pogue

MINUTES

The minutes from the August 4, 2025, Planning & Zoning Commission meeting were submitted for approval. Commissioner Winfrey requested a correction, noting that the nomination naming her was for the office of Secretary. A motion to approve the minutes as amended was made by Mayor Stallmann and seconded by Commissioner Siegel. The motion passed unanimously.

AGENDA ITEMS

SUE-25-07 Special Use Exception, submitted by Omar Abdel Baset, for a restaurant with front yard parking at 15256 Manchester Road.

Lynn Sprick summarized the petition.

Commissioner Harvey inquired about the status of SUE-25-06 for a coffee shop at 15299 Manchester Road (Mocha Point Coffee).

Lynn Sprick explained that while the SUE had been approved, it has since expired and the petitioner chose to abandon the project.

Omar Abdelbaset, the petitioner, addressed the Commission. He stated that the proposed business is a Yemeni coffee shop, a franchise called Shibam Coffee, and that the owners intend for this location to serve as the headquarters for future expansion in the St. Louis area.

Mayor Stallmann asked whether food would be sold.



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Mr. Abdelbaset responded that food would be available, with preparation outsourced and items sold on-site.

Commissioner Harvey asked about the proposed hours of operation.

Mr. Abdelbaset stated the hours would be Sunday through Thursday from 7:00 a.m. to 10:00 p.m., and 7:00 a.m. to 12:00 a.m. on weekends. He added that no smoking and no alcohol would be permitted on-site.

Commissioner Harvey asked whether outdoor seating was planned.

Mr. Abdelbaset said no, but noted that study and meeting rooms would be available.

Commissioner Carr requested the square footage of the space.

Mr. Abdelbaset stated it is 4,625 square feet.

Commissioner Harvey asked where the loading zone would be located.

Mr. Abdelbaset said deliveries would be made through doors at the back of the building.

Commissioner Swain asked about the shop's location relative to the existing Papa John's restaurant.

Mr. Abdelbaset explained it would be next door, to the left of Papa John's.

Secretary Winfrey asked how many employees would be on staff.

Mr. Abdelbaset said there would be three to five employees per shift.

Commissioner Harvey asked whether this is a franchise and how many locations exist.

Mr. Abdelbaset confirmed it is a franchise and stated that twelve Shibam Coffee locations currently operate nationwide.

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

Mayor Stallmann made a motion to recommend approval of the petition to the Board of Aldermen.

Commissioner Carr seconded the motion, and it was unanimously approved.

OTHER BUSINESS

Commissioner Harvey expressed his interest in recommending that the Board of Aldermen consider rezoning the property where City Hall was formerly located (14811 Manchester Road) to allow for a mixed-use development.

City Administrator Sterman explained that although the property is zoned C-1 Commercial District, it is within the Manchester Road Overlay District, which allows mixed-use development.

Commissioner Swain asked for an update on approval for the Mocha Point coffee shop.

Lynn Sprick confirmed that the petitioner has abandoned the project.

Commissioner Harvey asked for an update on the proposed parking lot on Steamboat Lane.

Lynn Sprick reported that the petitioner has applied for permits with MSD.



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Commissioner Harvey made a motion to add discussion of ADUs (accessory dwelling units) to the next Planning & Zoning Commission agenda. Secretary Winfrey seconded the motion; however, the motion failed with a vote of three (3) in favor and (6) six opposed.

With no further business, Alderman Siegel moved to adjourn the meeting. Commissioner Swain seconded the motion, and the meeting adjourned at 7:30 p.m.