



Planning & Zoning Commission Meeting Minutes

December 1, 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 Tim Pogue
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 Michael Swain

MINUTES

The minutes from the October 6, 2025, Planning & Zoning Commission meeting were submitted for approval. A motion to approve the minutes was made by Alderman Siegel and seconded by Mayor Stallmann. The motion passed unanimously.

AGENDA ITEMS

SUE-25-08 Special Use Exception, submitted by Jalal Motan, for a restaurant with front yard parking at 15250 Manchester Road.

Lynn Sprick summarized the petition.

Commissioner Pogue inquired about the parking requirements for the development.

Mayor Stallmann asked whether a variance would be an option.

Lynn Sprick explained that the existing conditions are considered nonconforming. Parking is reviewed for every petition and discussed with the Commission when a Special Use Exception is required.

Alderman Siegel asked what previously occupied the space.

Lynn Sprick responded that the previous tenant was Advance Auto Parts and that the space has since been subdivided.

Commissioner Harvey stated that he prefers occupied spaces rather than vacant ones.

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

Chairman Hinds made a motion to recommend approval of the petition to the Board of Aldermen. Commissioner Winfrey seconded the motion, and the motion was unanimously approved.



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SUE-25-09 Special Use Exception, submitted by Haseeb Janjaria & Shaik Raizwan, for a restaurant at 910 Kehrs Mill Road, Suite 109.

Lynn Sprick summarized the petition, noting that there are 417 existing parking spaces and that 349 spaces would be required under the City's highest parking requirement.

Chairman Hinds questioned the "temporary opening" language included in the application.

Lynn Sprick explained that the petitioners completed the application prior to approaching the Board of Aldermen to inquire about opening under temporary approval before the Board's review of the petition.

Chairman Hinds asked whether a building permit would be required.

Lynn Sprick stated that the space was previously occupied by a catering company and that only minor alterations are proposed.

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

Z-25-05 Text Amendment, submitted by Central Plaza MZL LLC, to Appendix A, Article XIV, Section 1, Adding Subsection (39): Stores for the sale of used merchandise not associated with the sale of new merchandise.

Chairman Hinds recused himself, and Commissioner Winfrey read the petition.

Lynn Sprick summarized the petition, noting that staff recommended approval with revised language to read: "Any store in the C-1 District in which the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts, regardless of whether new merchandise is also sold."

Lynn Sprick explained that a store proposing to sell used merchandise that does not exceed 25% of the store's gross floor area and/or 25% of its gross receipts would be considered a permitted use in the C-1 Commercial District.

Eric Sterman added that the petition was not proposed by the City, but by the owner of Central Plaza, a strip mall development within the City.

Commissioner Harvey asked whether the code must be amended citywide or if approval could be granted for a single store.

Mr. Sterman responded that the current code language does not allow for approval of an individual store.

Bill Simes (spelling uncertain) spoke on behalf of the petitioner, stating that the owners of Central Plaza own similar properties nationwide with comparable tenants and have procedures in place to prevent issues such as outside storage.

Jessie Lynx (spelling uncertain) spoke on behalf of the Salvation Army, stating that stores selling used merchandise promote sustainability and support the communities in which they operate.

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

Alderman Siegel made a motion to recommend approval of the petition, as amended, to the Board of Aldermen. Mayor Stallmann seconded the motion, and the motion was unanimously approved.



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Z-25-06 Zoning Change from St. Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1-4, New Camelot Plats 1-2, Claywoods Plats 1-3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive.

Lynn Sprick summarized the petition, noting that this is the third of three (3) large rezoning petitions for properties that were annexed in 1996 and the zoning designation was not changed from St Louis County to Ballwin at that time.

Chairman Hinds asked whether this petition was the same as the previous rezoning petitions.

Lynn Sprick replied yes.

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

Commissioner Pogue made a motion to recommend approval of the petition to the Board of Aldermen. Alderman Siegel seconded the motion, and the motion was unanimously approved.

Capital Budget for 2026

Denise Keller, Finance Director, provided a summary of the 2026 Capital Budget.

Alderman Siegel asked about a project on Smith Drive, including the installation of a culvert.

Eric Sterman explained that the Metropolitan St. Louis Sewer District (MSD) approved a property tax increase to address stormwater issues throughout the region. A portion of those funds will be allocated to municipalities to resolve stormwater issues within their boundaries; however, none of Ballwin's bridges currently qualify for the grant funding.

City Attorney Bob Jones clarified that the Commission was not making a recommendation, but rather voting on the budget.

Commissioner Harvey made a motion to approve the 2026 Capital Budget. Commissioner Carr seconded the motion, and it passed unanimously.

OTHER BUSINESS

There is a Planning & Zoning Commission scheduled for January 5.

Commissioner Brinker asked for an update on the proposed annexation petitions for Arbor Crest and Arbor Trails, which includes Oakbrook Elementary School.

Eric Sterman said he expects a vote on both petitions at the St Louis Boundary Commission's Meeting scheduled for December 16.

Commissioner Harvey asked if the City's monument sign had been completed.

Eric Sterman answered that it has been completed and is electrified.

Mayor Stallmann stated that the improvements that have been made to Gordon Plaza look great.



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With no further business, Commissioner Winfrey motioned to adjourn the meeting. Chairman Hinds seconded the motion, and the meeting adjourned at 7:55 p.m.