

City of Shrewsbury
Plan Commission Public Hearing
February 9th, 2012

A meeting of the Plan Commission was held on the 9th day of February, 2012 at the Shrewsbury City Center, 5200 Shrewsbury Avenue, Shrewsbury, Missouri. The meeting was called to order at 6:00 p.m. in the Conference Room.

Commissioners Present:	Steve Loher	Commissioner
	Mike McArthur	Commissioner
	Karen Diehl	Commissioner
	Garen Miller	Commissioner
	Tom Craddock	Commissioner
	Wayne Smith	Commissioner
Commissioners Absent:	Paul Sneed	Commission Chairman
	Carol Basler	Commissioner
Other City Staff Present:	Jonathan Greever	Director of Administration
	Richard Gaffney	Building Commissioner
	Matt Stoll	Code Enforcement Officer

Commissioner Loher, as acting commission chairman, asked Director Greever to perform a roll call. Director Greever performed the roll call and a quorum was present.

Petition for a Special Use Permit – Car Wash at 7666 Watson Road

Applicant: St. Louis Car Wash Properties, LLC

Chairman Loher stated that the Plan Commission had convened a public hearing to consider the request for a special use permit to operate a car wash at 7666 Watson Road. He then turned the floor over to Building Commissioner Gaffney.

Building Commissioner Gaffney stated that the site housed a car wash that was being sold from one party to another. He added that no structural changes were anticipated. Commissioner Loher asked if the change in ownership required the issuance of another SUP. Commissioner Gaffney stated that the old SUP was specific to the owner and could not be transferred, thus precipitating the need for another SUP.

Commissioner Smith asked the applicant representative if the car wash would be using oil/water separators. The representative stated that it would and added that they would be maintained regularly. He added that he had purchased the car wash as part of a 6 store chain from the previous owner. He added some general information about the company.

Commissioner Loher asked if there were any members of the public present that wished to comment. A property owner of an adjacent property directly east of the site stated that he was present to gain information on the change in ownership.

Commissioner Lohet recapped and clarified that this was merely a change in ownership and that no structural changes would be made that would require a permit.

The representative stated that this was the case, and that the only changes he planned on making were adding credit card machines, a bill acceptor and a new sign.

Commissioner Smith asked if the financing was completed. The representative stated that it was and stated that he had already had an environmental study also completed.

Commissioner Lohet asked if there were any other questions. There were none.

Commissioner Diehl made a motion to issue a recommendation to the Board of Aldermen that it issue a Special Use Permit to the applicant. Commissioner Smith seconded the motion and the Commission unanimously approved it.

Old Business

None

New Business

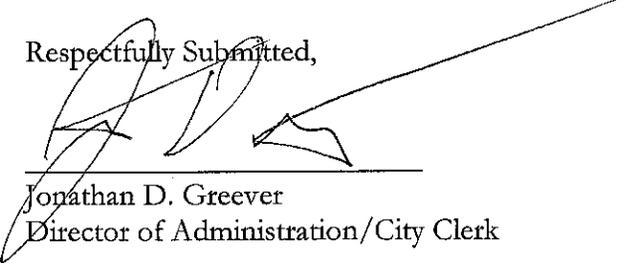
None

Adjournment

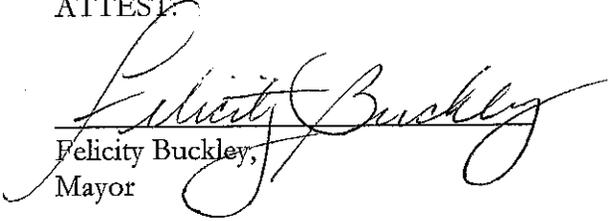
There being no further business to consider, Commissioner Miller made a motion to adjourn the meeting. Commissioner McArthur seconded the motion, and it was unanimously passed.

The meeting adjourned at 6:15 p.m.

Respectfully Submitted,


Jonathan D. Greever
Director of Administration/City Clerk

ATTEST


Felicity Buckley,
Mayor