

City of Shrewsbury
Plan Commission Public Hearing
April 12, 2012

A meeting of the Plan Commission was held on the 12 day of April, 2012 at the Shrewsbury City Center, 5200 Shrewsbury Avenue, Shrewsbury, Missouri. The meeting was called to order at 7:00 p.m. in the Conference Room.

Commissioners Present:	Steve Loher	Commissioner
	Carol Basler	Commissioner
	Mike McArthur	Commissioner
	Karen Diehl	Commissioner
	Paul Sneed	Commissioner
	Garen Miller	Commissioner
	Tom Craddock	Commissioner
	Wayne Smith	Commissioner

Other City Staff Present:	Jonathan Greever	Director of Administration
	Richard Gaffney	Building Commissioner
	Matt Stoll	Code Enforcement Officer
	Alderman Kauffmann	President of the Board of Aldermen

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 – Jack’s Group, LLC d/b/a Pizza World for Site Located at 7504 Murdoch Avenue

Chairman Loher stated that the public hearing was being held to consider two requests for special use permits. The first, he stated, was by Jack’s Group, which owned a pizza restaurant named Pizza World, which wished to obtain a special use permit for the site located at 7504 Murdoch Avenue. He stated that this site previously held Cleaning Concepts. He asked the applicant to present to the commission.

Mr. Tim Miller introduced himself and his wife Kathy Miller as the owners of the restaurant. He stated that it was a small franchise and was currently located in Deer Creek Center in Maplewood, but was being moved from their location due to the redevelopment that was going to occur at that site. He stated that there would be no drive through. He stated that it would be a carry out/delivery operation with seating for approximately 30 inside. He stated that hours of operation would be Sunday-Wednesday 11 am – 9 pm, and Thursday-Saturday 11 am – 11 pm.

Commissioner Loher asked if there was any entertainment component planned and Mr. Miller stated that there would only be a couple of televisions onsite. He also asked about noise output, and Director Greever stated that the special use permit would include a noise restriction clause in order to protect the surrounding residences from noise pollution.

Commissioner Diehl asked if there would be a full bar and Mr. Miller said that they would consider applying for beer and wine only at a later time.

Commissioner Sneed asked how many employees would be onsite, and Mr. Miller said that there were 6 employees, 2 of which were drivers.

Commissioner Loher asked if there would be any changes to traffic ingress and egress to the site. Mr. Miller stated that there was an entrance/exit onto Murdoch and Shrewsbury Avenues and added that no changes to the site were planned. Commissioner Sneed stated that 18 parking spaces were present onsite.

There was some discussion among the Plan Commission about restricting left turns from the site onto westbound Murdoch. Alderman Kauffmann added that St. Louis County would have to be involved with the posting of a no left turn sign in that right-of-way.

Commissioner Miller asked where the dumpsters would go and Mr. Miller said that they would be placed in the alley behind the building. The commission also generally discussed the required parking levels. Mr. Miller added that the building was 1,600 square feet and that he would keep the lighting as it was onsite.

Commissioner Basler asked what the percentage of carryout/delivery was to dine-in. Mr. Miller stated that about 50% of the business was carryout/delivery. He stated that most dine-in occurred around lunch and most delivery occurred around dinner.

Commissioner Loher asked about signage. Mr. Miller said they would simply use the existing sign location and size. Director Greever added that signage would have to be separately approved by the city staff.

Commissioner McArthur asked if the business had any issues in its current location with youth loitering. Mr. Miller stated that there were no issues with this in the current location.

Commissioner Loher asked if there were any members of the public that wished to speak.

Mr. Lee Halbert of 7506 Murdoch stated that he lived next door to the property. He asked if the drivers could be kept in the back of the building to reduce the noise of the vehicles, and Mr. Miller said that he would accommodate Mr. Halbert. He also asked if the business would put up a privacy fence if loitering became an issue. Commissioner Loher stated that this was something that would likely be addressed if it became an issue.

Mr. Halbert also raised concerns regarding parking on the street and ingress/egress issues. After additional discussion amongst the commission, Commissioner Loher stated that this issue would likely be best addressed by tabling it until an issue actually arose. Director Greever stated that the commission could table the matter for further review of the materials submitted.

Commissioner Miller asked if a site plan had been received by city staff regarding remodeling. Building Commissioner Gaffney stated that the City had not received this, and Mr. Miller stated the plans would be submitted soon.

Commissioner Miller discussed the need to obtain the final site plan documents.

Mr. Jason Hoeing of 7423 Nottingham stated that his only concern centered on the external modifications and added that he was looking forward to the business coming into the city. He added that he was looking forward to taking his family there and stated that he believed that Shrewsbury needed more businesses like this. He added that he hoped that the concerns regarding ingress/egress would not result in the implementation of overly restrictive traffic regulations at the site and the nearby intersection.

Mr. Miller stated that the building would be painted and cleaned up, but not structurally adjusted.

Commissioner Loher asked when they had to leave the current location and Mr. Miller stated that they had to be out by the end of July. He added he would like to be operational as soon as possible at the Murdoch location.

Commissioner Loher asked if the commission wished to table consideration pursuant to the receipt of additional materials, which would address specific questions raised in the meeting.

There was a quick discussion regarding the trash service, the usage of deep fryers, and grease traps.

Commissioner Miller made a motion to table the request pursuant to the additional materials requested which would address the issues raised within the public hearing. Commissioner Craddock seconded the motion and it was unanimously passed.

Petition for a Special Use Permit – Tacala, LLC d/b/a Taco Bell #028140 for Site Located at 7237 Watson Road

Commissioner Loher stated that the next request for a special use permit was from Tacala, LLC to operate a Taco Bell at 7237 Watson Road. He stated that the Taco Bell was currently located at that site in the Mackenzie Point shopping center and that the use would remain the same. Director Greever stated that a special use permit was specific to the owner, and that a change of ownership required the application for an additional special use permit. He stated that this was merely a change in ownership, with no changes in the use of the site.

Commissioner Loher asked if there was a representative from Tacala present to address the commission. Ms. Michelle Highlander, a human resource and accounting specialist for Tacala, stated that Tacala purchased that Taco Bell location on March 21, 2012 during a franchise purchase move that included 61 locations in the St. Louis region. Ms. Highlander stated that the only changes would be to the updating of equipment on the inside of the store.

No members of the public were present to address the commission on this request.

Commissioner Miller asked if there were any current infractions present on the property. Director Greever stated that there were not any issues.

Commissioner Balser asked if the hours operation would remain the same. Ms. Highlander stated that they would.

Commissioner Diehl made a recommendation that the Board of Aldermen approve a special use permit for Tacala to operate the Taco Bell at 7237 Watson Road. Commissioner Sneed second the motion and it was unanimously approved.

Old Business

None

New Business

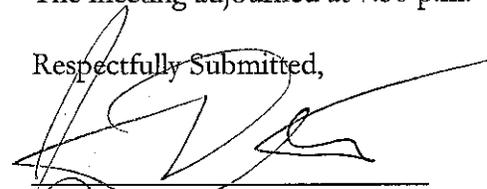
None

Adjournment

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

The meeting adjourned at 7:50 p.m.

Respectfully Submitted,



Jonathan D. Greever

Director of Administration/City Clerk