City of Shrewsbury
Plan Commission Public Hearing
May 3, 2012

A meeting of the Plan Commission was held on the 3rd day of May, 2012 at the Shrewsbury City Center, 5200 Shrewsbury Avenue, Shrewsbury, Missouri. The meeting was called to order at 6:30 p.m. in the Conference Room.

Commissioners Present:	Steve Loher	Commissioner
	Mike McArthur	Commissioner
	Karen Diehl	Commissioner
	Paul Sneed	Commissioner
	Garen Miller	Commissioner
	Tom Craddock	Commissioner
	Wayne Smith	Commissioner
Commissioners Absent:	Carol Basler	Commissioner
Other City Staff Present:	Jonathan Greever	Director of Administration
	Richard Gaffney	Building Commissioner
	Matt Stoll	Code Enforcement Officer
	Bill Fox	Fire Chief
	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 commission was reconvening to consider the resubmitted plans from the applicant. He introduced Mr. Tim Miller, the owner of Pizza World and his site plan architect, Mr. Ramin Bavar of Hoener Associates, Inc. Architects.

Commissioner Diehl stated that Building Commissioner Gaffney had stated in his written report that the driveways were not as wide as required by code, but she added that they had existed in this size for a significant period of time with no issues.

Commissioner Gaffney stated the existing parking arrangement had remained unchanged since 1983, when a variance granted its various non-compliant dimensions and configuration.

Commissioner Sneed stated that he assumed that the ingress/egress issues could be grandfathered in, but added that no restriping should be allowed to encroach upon the current width of the driveways.

Commissioner Miller asked Fire Chief Fox if the site configuration would meet code for fire suppression capacity and Chief Fox stated the site was compliant since the fire trucks could reach

any fire onsite from the street. Commissioner Loher asked if the site had any non-compliant factors regarding EMT access and Chief Fox said that the site provided the necessary access.

Commissioner Gaffney stated that there were several code violations existing onsite that had existed for many years. For instance, he stated that year ago, the parking spaces had to be positioned closer to the streets and sidewalks than allowed due to the required levels of parking provision.

Commissioner Craddock added that two of the other corners at that intersection had the same issue in those commercial zones, but were allowed to exist.

Commissioner Loher asked what conditions the recommendation to the Board of Aldermen should include to account for these non-compliant factors. Director Greever stated that the non-compliant factors front and side setbacks from the street as well as a setback relating to distance from sidewalks. He added that the existing configuration had remained substantively unchanged for many years. In order to proceed, he continued, the commission would need to recommend issuance of the special use permit to the Board of Aldermen contingent upon the issuance of the requisite variances by the Board of Adjustment.

Commissioner Loher stated that it would be best to proceed in this manner. He generally polled the commission and asked if it agreed. The commission agreed with this procedure.

Commissioner Diehl asked about the number of employees per shift and the size of the parking spaces.

Commissioner Craddock asked the architect about the width of the parking spaces as demonstrated on the site plan. Mr. Bavar stated that the depictions illustrated only the existing arrangement.

Commissioner Sneed stated that he had taken his large SUV onsite to maneuver throughout the parking spaces. He stated that he had no difficulties in navigating throughout the lot.

Mr. Miller stated the maximum number of employees on shift would be six, two of which would be drivers.

Commissioner Craddock asked about the lighting for the site and whether it would be focused on the parking lot.

Mr. Miller stated that it appeared that two mercury vapor lights existed onsite, and he anticipated using the lighting as it existed.

Commissioner Miller stated that his feeling after talking to those in the neighborhood and his aldermen was that they were in favor of this business moving in. He added that his motion would be to accept the site as it is.

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

Ms. Carolyn Weinhold of 7510 Murdoch stated that she was only curious to see if the application would be approved. She stated that she had no objection to it, but was merely curious.

Commissioner Miller stated that he would have to recuse himself from the vote since he had recently discovered that he knew the contractor that had been hired for the job. Commissioner Loher stated that he needed to recuse himself as well since the owner of the property was a client of the firm for which he worked. Commissioner Loher asked Director Greever if there were enough voting commissioners present to issue a recommendation. Director Greever stated that there were enough voting commissioners present.

Commissioner Sneed asked if the trash collection would be moved off of the parking lot. Mr. Miller stated that an enclosure would be used to shield the trash.

Commissioner Gaffney asked what the hours of operation would be and Mr. Miller stated that they would be open during the following times: Sunday – Wednesday 11 am – 9pm and Thursday – Saturday 11 am – 11 pm. He stated that this was the same hours he currently kept and he added that the delivery hours would not be extended beyond these timeframes.

Commissioner Smith asked if the applicant was renting the building and Mr. Miller said that they had signed a five year lease with an option to either buy the site or exercise two additional five year leases.

Commissioner McArthur made a motion to recommend issuance of the special use permit to the Board of Aldermen contingent upon the granting of variances by the Board of Adjustment for all non-compliant issues existing onsite. Commissioner Craddock seconded the motion and it passed with five votes in favor, two recused, and none opposed.

Old Business
None

New Business
None

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

The meeting adjourned at 6:55 p.m.

Respectfully Submitted,

Jonathan D. Greever
Director of Administration/City Clerk