

**Webster Groves Plan Commission**  
**Meeting Minutes**  
March 5, 2018

<b>Members Present</b>	Charles Sindel	PLANNER
	Jeff Smith	Danny Jendusa
	Brandon Harp	DIRECTOR OF PLANNING & DEVELOPMENT
	Steve Hunkins	Mara Perry
	Annie Tierney	(Acting) CITY ATTORNEY
	Anne Tolan	Harry O'Rourke
	Adam Field	
<b>Members not Present</b>	Scott Mueller	

**REGULAR SESSION**

1. Sindel opened the meeting at 7:30 p.m.
2. **APPROVAL OF MINUTES:**  
Sindel asked for a motion to approve the minutes from the February 5, 2018 meeting. Smith made a motion to approve. Harp seconded the motion. The motion passed 7-0.
3. **PUBLIC COMMENTS:**  
There was none.
4. **PUBLIC HEARING:**
  - a) **18-PC-01 Zoning Code Text Amendment – Definitions and Uses**: Proposed amendments include changes to Definitions in Section 53.020 and Uses listed in 53.041; 53.051; 53.061; 53.071; 53.111; 53.141; 53.151 of the Zoning Ordinance.

Perry stated the intent of these changes to the zoning code is not to remove any existing uses from the code, which could lead to a non-conformity. They want to clarify the uses with standard use language. Perry said they anticipate holding this meeting open until the next meeting for further discussion. Staff provide a chart that identifies the new uses and to what zoning districts they apply. The chart also categorizes whether they are permitted, conditional or accessory.

Perry went through some of the definitions in response to the Plan Commission member's comments received.

"Adult Day Care Home" definition was discussed as to whether medical care could be provided by the onsite provider or an outside professional. Tolan asked if there were any currently operating and Perry said no.

“Automobile Dealership” definition and the secondary supporting uses that may exist on the same site could be reviewed in the CUP process as to whether to allow additional uses.

“Bakery” definition says retail and the possibility of wholesale to be included with a CUP was discussed. Perry will do more research on how other cities classify this use.

“Bar” this is a new definition added recently. This would be for an establishment that drinking is the primary and food incidental. Tolan asked about the difference between this and a drinking establishment.

“Barber or Beauty Shop” will include spa and cosmetology services. Tolan thought maybe just call it Cosmetology Services and Perry said she would review this also.

“Bed and Breakfast Facility” is also a new use. This short- term rental requires a CUP and must be owner occupied.

“Brewery” is tied to the state liquor law for an establishment that manufactures more than 10,000 barrels of beverage annually. These are not considered drinking establishments for zoning purposes.

Perry gave an explanation as to why the code will distinguish between drive-thru and non-drive-thru establishments. Requests for non-drive-thru will require less stacking requirements and possibly no CUP.

Under “Educational Facility” gymnasium will be an accessory use.

“Group Residential Facility” Perry said she will get more information on this before any changes are made to this definition. Legal advice will be needed to make sure any changes match the state statutes.

“Kennel, Boarding” Perry said a question came up about the wording “in return for a consideration.” This seems to cover all “trades” for services, which may not be payment or a fee. Harp asked about outdoor space and Perry will review more for this definition.

“Places of Worship” will be remain and “Churches and other Places of Worship will be removed as they have the same definition.

“Professional and Technical Service Facility” is to be removed as this is covered under “Office for the Conduct of any Lawful Business or Professional Pursuit”.

There is an overlap in “Recreation Facility” and “Athletic Field” since these are two separate uses we should keep both. Perry will do further research on activities such as go-carts and what use they would be categorized under.

Tolan asked about “Research Facility” and “Laboratory” Perry said they can be different uses and should keep both.

Harp requested that under “Retail Sales Establishment” add drive-thru and no drive-thru and Perry agreed.

“Vehicle repair and services facility” will change to “Automotive Repair and services facility.”

Sindel asked about the battery charging station and bike share and Perry said she would review these definitions as to where they go.

Tolan asked about combining “Body Piercing” and “Tattooing” and Perry said she will review that also.

The wording in the Industrial section of Chapter 53, Section 53.150 will be reviewed to clarify the prohibited uses.

Perry went through the changes that were made in the chart since the last meeting.

Tolan asked why the uses in the chart not all have a definition. Perry said if there is a pretty straight- forward use it may not have a definition. Perry will review definitions for several uses including Group Home, Catering and Thrift Shops.

Staff is requesting the public hearing to stay open until the next meeting in April. They will also need to advertise for the changes.

Sindel asked for a motion to hold the public hearing open until the April 10, 2018 meeting. Smith made a motion. Hunkins seconded the motion. All in favor the motion passed 7-0.

#### **5. ADJOURNMENT OF REGULAR SESSION**

Sindel asked for a motion to close the regular session. Smith made a motion. Tolan seconded the motion. All in favor the motion passed 7-0.

#### **EXECUTIVE SESSION:**

#### **6. OTHER BUSINESS:**

Perry gave a copy of the by-laws for review. Smith had questions about voting in officers. Sindel had questions about attendance. Perry gave some examples of excused absences.

Perry said the Gerber Chapel would be coming for a rezoning.

#### **7. NEXT REGULAR MEETING: Proposed - April 10, 2018**

**8. ADJOURNMENT OF THE EXECUTIVE**

Sindel asked for a motion to adjourn. Smith made a motion. Tolan seconded the motion. All in favor motion passed 7-0. The meeting adjourned at 9:00 PM.