

**CITY OF HAZELWOOD
PLAN COMMISSION MEETING
FEBRUARY 11, 2021**

CALL TO ORDER A meeting of the City Plan Commission was called to order by Chairman Matt Struttman at 7:02 P.M. on Thursday, February 11th, 2021, via Zoom video and phone conferencing.

ROLL CALL On roll call the following members of the commission were in attendance:

Mark Rodell	Matt Struttman
Charles McGhee	Dennis Lammert
John Gatzert	Heidi Ham
Lisa Kozieja*	Barb Stogsdill

Mr. Struttman declared a quorum was present. Also in attendance were City Manager Matt Zimmerman, City Planner Kate Crimmins, and Project Development Coordinator Nikki Miller.

*Lisa Kozieja joined the meeting at 7:04 P.M.

AGENDA Mr. Rodell made a motion, seconded by Mr. Gatzert, to adopt the agenda as written.

APPROVAL OF MINUTES Mr. Lammert made a motion, seconded by Ms. Stogsdill, to approve the minutes of the January 14th meeting.

NEW BUSINESS – PETITIONS

A. Case #431-21 – Camille Childress, Inspiring Angels LLC, 6827 Howdershell Road, Hazelwood, MO 63042, Ward 7. Located at the end of the strip mall containing Smart Mart.

- 1. Petition for a Special Land Use Permit** for a Banquet and Event Facility in a C-2 General Commercial zoning district.

Inspiring Angels has proposed a Special Event Center in the restaurant space at 6827 Howdershell Road. The space will be available for customers to rent to host private events such as birthday parties, baptisms, children's parties, and trainings. The petitioner has also stated she intends to hold ticketed events. The facility contains a kitchen and will prepare food onsite for the events. They have also applied for a liquor license.

The location is a strip mall shared with Smart Mart, Jim's Coin-Op Laundromat, Happy Nails and Teson Barber Shop. Inspiring Angels is located at the far end of the strip mall, in the space formerly occupied by Seansies Irish Pub. The strip center runs perpendicular to

Howdershell Road. The south side of the strip center is bordered by the rear yards of single-family homes facing Chula Drive, and the Chez Orleans apartment complex sits to the west. To the north is the strip center containing JoJo's Diner and Howdershell Dry Cleaning. Both strip malls are zoned C-2 General Commercial.

The proposed hours for events are Tuesday through Sunday, 12:00 P.M. to 1:30 A.M. The owner reports there will be a maximum of 40 guests permitted at any one time. There will be up to eight staff members also present, depending on the size of the event. Evening and night events would also have two security guards.

The strip center has 41 parking spaces. Per code parking requirements, Inspiring Angels is required to have 20 parking spaces for the maximum of 40 guests and eight employees (one space for every three seats and two spaces for every three employees on maximum shift). Other tenants of the strip mall have the following requirements:

1. Happy Nails and Teson Barber Shop – Three spaces per chair and a total of 12 chairs, requiring 36 parking spaces.
2. Smart Mart – Three and one third spaces per 1,000 square feet, requiring eight parking spaces.
3. Jim's Coin-op Laundromat – Three spaces per 1,000 square feet, requiring five parking spaces.

This makes a total of 69 required parking spaces where only 41 are available, a deficit of 28 parking spaces. However, Seansies Irish Pub was allowed to operate with a larger parking deficit (a deficit of 37 spaces due to Seansies having more seating and requiring more spaces) because consideration was taken that the busiest times for a restaurant would be the evening hours, during which the barber shop and nail salon would be closed.

The Chez Orleans apartment complex is adjacent to the site, with the closest apartment building sited just 38 feet from the side wall of Inspiring Angels. Previous establishments have generated noise complaints from the apartments. To minimize noise issues, staff is requiring that there shall be no congregating or events held outdoors.

Staff recommends approval with the following conditions:

1. That the facility is operated as a private event center only, with events booked in advance. The facility shall not be open to walk-in customers from the general public or operated like a restaurant or bar.
2. That the operating hours be limited to Tuesday through Sunday, 12:00 P.M. to 1:30 A.M.
3. That occupancy be limited to 50 persons, including guests and staff.
4. Due to the proximity of the neighboring apartment complex, congregating or events outdoors shall be prohibited and noise shall not be permitted beyond the boundary of the strip center.
5. Guests and employees may not park in spaces reserved for neighboring businesses in the strip center, in the lot behind the adjacent strip center containing JoJo's, or on any part of the lot that is not a striped parking space, including the side and rear of the building. The side and rear of the building must be kept clear for emergency vehicles.

6. The owner shall be required to maintain a fully functional video recording system on the property to ensure the safety of guests, to deter criminal activity, and to assist law enforcement in following up on reported criminal activity. The cameras should be set up to accurately record entry/exit doors from the inside, any area where money may be handled or stored inside the business, and a view of the parking lot from the front door of the business. The system shall be checked by the owner on a weekly basis to ensure proper functionality and the owner is responsible to make the appropriate repairs as soon as reasonably possible upon determining a defect in operation. The owner/operator shall agree to make the recording data available to law enforcement upon request.

The following fire safety conditions were recommended by the Hazelwood Fire Marshal:

1. Plans shall be submitted for the appliances and hood suppression system.
2. After installation, certificate of installation to code shall be required and a test of the system shall be witnessed by the Fire Marshal.
3. The hood system shall be connected to horns and strobes that are visible from the kitchen and main dining area.
4. Each restroom shall have a strobe and emergency lighting.
5. There shall be three interconnected smoke detectors connected to the strobes.
6. Based on a maximum occupancy load of 50, panic hardware shall be installed on all exit doors.
7. The facility shall be in compliance with all Building and Fire Codes prior to Inspiring Angels receiving an Occupancy Permit for the banquet facility.

The Land Use Map of the Comprehensive Plan indicates the site to be Commercial. The proposed use is consistent with the Comprehensive Plan.

Staff recommends approval of this petition for a Banquet and Event Facility in a C-2 General Commercial Zoning District.

Mr. Rodell asked if the petitioner will still be allowed to do ticketed events with the staff recommended conditions.

Mrs. Crimmins responded affirmatively and stated that ticketed events will be events where tickets are sold in advance of the event.

Ms. Childress gave a PowerPoint presentation describing how the business will operate and showed the current set up inside the business.

Mr. Struttman asked if security guards will work each event and if the petitioner has any problems with the staff recommended conditions.

Ms. Childress responded that security guards will work each event and that she did not have any problems with the staff recommended conditions.

Ms. Stogsdill asked how the business would not interfere with others in the strip mall when several businesses will be open at the same time.

Ms. Childress responded that she has spoken to the other business owners and does not believe her business will interfere with the others.

Ms. Stogsdill asked how parking would be controlled so that guests do not park in spaces reserved for other businesses.

Ms. Childress responded that there is additional parking available at the site of their office and two vans would be available to shuttle guests to and from the sites if needed.

Ms. Stogsdill asked how many exits are present in the building and how many drive exits are on the site.

Ms. Childress responded that there are two rear exits near the kitchen, an exit to the front parking lot and an exit out to the side of the building. There is one drive exit on to Howdershell and one that goes towards the back by JoJo's Diner.

Ms. Stogsdill asked about the type of events that would draw a young crowd.

Ms. Childress responded that the events will be for ages 30 and over.

Mr. Rodell asked if egress during events will only be through the front door, unless in the event of an emergency.

Ms. Childress responded affirmatively and that she does not want people outside behind the building.

Mr. Rodell asked how the maximum occupancy would be imposed for ticketed events.

Ms. Childress responded that tickets could be sold in split sessions to maximize occupancy while adhering to the limit.

Mr. Rodell asked about the petitioner's plans for her Food Day Fridays and how she plans to prevent the line of cars from blocking parking spaces or obstructing traffic flow.

Ms. Childress said she will work with the Police Department for directing traffic at those events if needed.

Ms. Stogsdill asked if the petitioner has considered a non-smoking facility to limit the number of guests going in and out of the building.

Ms. Childress responded that there will be no re-entry once a guest leaves the building.

Mrs. Ham made a motion, seconded by Mr. Struttman, to approve the petition for a Special Land Use Permit for a Banquet and Event Facility in a C-2 General Commercial Zoning District with the staff recommended conditions.

A roll call vote as held.

AYE - 7

Mark Rodell
Charles McGhee
John Gatzert
Lisa Kozieja
Matt Struttman
Dennis Lammert
Heidi Ham

NAY- 1

Barb Stogsdill

The motion passed, 7-1.

DISCUSSION ITEMS – None.

UNFINISHED BUSINESS - None.

CORRESPONDENCE - None.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS - None.

COMMISSION MEETING The next meeting is scheduled for March 11th, 2021.

ADJOURNMENT There being no further business to come before the City Plan Commission, the meeting was adjourned at 7:43 P.M.

Matt Struttman, Chairman

Nikki Miller, Project Development Coordinator