

**CITY OF HAZELWOOD
PLAN COMMISSION MEETING
MARCH 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, March 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
John Gatzert	Dennis Lammert
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.

AGENDA Mr. Struttman made a motion, seconded by Ms. Stogsdill, to adopt the agenda as written.

APPROVAL OF MINUTES Mr. Gatzert made a motion, seconded by Ms. Stogsdill, to approve the minutes of the February 11th meeting.

NEW BUSINESS – PETITIONS

A. Case #432-21 – Aviator Business Park LLC, represented by The Clayton Engineering Company, 6032 and 6048 Aviator Drive, Ward 2.

- 1. Petition for a Subdivision** to consolidate two lots into one lot of 11.45 acres in a Planned District, Mixed Use Zoning District.

Clayton Engineering Company, on behalf of Aviator Business Park LLC, has submitted a petition to consolidate two lots into one in the industrial park. 6032 Aviator Drive, 5.99 acres, and 6048 Aviator Drive, 5.46 acres, would be combined to create one 11.45 acre lot. Both lots are zoned Planned District, Mixed Use, and both lots are currently vacant. Aviator Business Park's developer, Panattoni Development, is planning a 196,500 square foot industrial warehouse building with 121 car parking spaces and 46 trailer parking spaces.

The site is located at the southeast corner of N. Lindbergh Boulevard and Aviator Drive, behind the retail building housing Jimmy John's restaurant. Once constructed, the building will be one of the smaller buildings in the industrial park. The lot will be accessible via Aviator Drive on the north side and an existing private road on the south side.

The plans do not include a sidewalk; however, there is an existing sidewalk on the opposite side of Aviator Drive. The sidewalk begins at N. Lindbergh Boulevard and runs along Aviator

Drive to a point just past the curve in the road where Aviator Drive turns to the north. There is a bus stop at the end of the sidewalk.

The Final Plat called “Aviator Business Park – Plat 8” meets the requirements of the Subdivision Regulations.

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

Staff recommends that the Plan Commission approve this application for subdivision called “Aviator Business Park – Plat 8”.

JR Willhite was present to answer questions.

Mrs. Crimmins asked if there was a tenant for the new building.

Mr. Willhite responded that he was unsure if a tenant has been locked down yet.

Mr. Rodell made a motion, seconded by Mr. Struttmann, to approve the petition for a Subdivision to consolidate two lots into one lot of 11.45 acres in a Planned District, Mixed Use Zoning District.

A roll call vote as held.

<u>AYE - 6</u>	<u>NAY- 0</u>
Mark Rodell	
John Gatzert	
Lisa Kozieja	
Matt Struttmann	
Dennis Lammert	
Barb Stogsdill	

The motion passed, 6-0.

B. Case #433-21 – Lauren Stokes, Chloe’s Playhouse, LLC, 12550 Missouri Bottom Road, Ward 4.

1. Petition for a Special Land Use Permit for a Childcare Center in an R-4 Single-Family Residential Zoning District.

Chloe’s Playhouse is a proposed state licensed childcare center that will be located within the Emmaus Road Baptist Church at Villebrook, located at 12550 Missouri Bottom Road. The church is zoned R-4 Single-Family Residential.

Ms. Stokes will be leasing rooms within the church that were formerly used as a church nursey. The floor plan shows three classrooms divided into age groupings of two year olds, two to four year olds, and ages five and up. They will also have use of an office and

restrooms. The childcare center will operate Monday through Friday, from 6:00 AM to 6:00 PM. The petitioner has stated that her licensing capacity will be 17 children from ages two to 12. She will have up to six employees depending on enrollment. There is currently no fence on the property. Ms. Stokes may add a fence after approval for an outdoor play area.

The church is situated on a 2.7-acre lot just west of I-270 on Missouri Bottom Road. The vacant 4.7-acre lot on the church's east side is also owned by the church. The lot immediately west of the church is also vacant. The opposite side of Missouri Bottom Road is single-family homes. The church building is set back 260 feet from the road. All immediate surrounding zoning is Residential.

The childcare center will be in operation only during times when there are no church services occurring. The parking lot contains 48 spaces, which will be mostly empty during the weekday hours that the childcare center is operating. The childcare center business requires eight parking spaces. Parents will park and walk their children into the childcare center. As childcare centers allow parents to arrive at various times throughout the morning for drop-off and afternoon for pick-up, staff does not believe this use will cause any noticeable increase in traffic volume.

The Land Use Map of the Comprehensive Plan indicates the subject site to be High-Density Residential. The proposed use is consistent with the Comprehensive Plan.

Staff recommends that the Plan Commission approve this application for a Special Land Use Permit for a Childcare Center in an R-4 Single-Family Residential Zoning District.

Chloe Stokes gave a presentation on the layout of the childcare center and how the center will operate.

Ms. Stogsdill asked if the bathrooms shown on the floor plan were large enough to accommodate the children.

Ms. Stokes responded that there is a restroom located near the childcare rooms and that older children will be able to utilize the restrooms down the hall.

Mr. Rodell asked if the Plan Commission needed to regulate the proposed fence or number of children in attendance, and whether or not that number could be increased.

Mrs. Crimmins responded that the petitioner would be required to obtain a fence permit through the City.

Ms. Stokes responded that she could utilize the lower level of the building for future expansion and possibly include infant rooms to increase the number of children she would be licensed for.

Mr. Rodell clarified that an expansion would require a revision to the petitioner's Special Land Use Permit.

Mrs. Crimmins explained that state regulations will dictate how the daycare is operated and the Plan Commission does not need to regulate licensing and ratios.

Mr. Gatzert asked if there will be cameras or access controls installed on the front door.

Ms. Stokes responded that security cameras will be installed and the front door will be kept locked.

Mr. Gatzert made a motion, seconded by Mr. Lammert, to approve the petition for a Special Land Use Permit for a Childcare Center in an R-4 Single-Family Residential Zoning District.

A roll call vote as held.

<u>AYE - 6</u>	<u>NAY - 0</u>
Mark Rodell	
John Gatzert	
Lisa Kozieja	
Matt Struttman	
Dennis Lammert	
Barb Stogsdill	

The motion passed, 6-0.

DISCUSSION ITEMS – Mr. Struttman inquired about the possibility of meeting in person next month. Mr. Zimmerman responded that under the City’s emergency order, in person meetings are not allowed at this time and it is up to the Mayor to reinstate in person meetings.

The board members agreed to discuss the annual commission dinner at the next Plan Commission meeting.

UNFINISHED BUSINESS - None.

CORRESPONDENCE - None.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS - None.

COMMISSION MEETING The next meeting is scheduled for April 8th, 2021.

ADJOURNMENT There being no further business to come before the City Plan Commission, the meeting was adjourned at 7:20 P.M.

Matt Struttman, Chairman

Nikki Miller, Project Development Coordinator