

The meeting was called to order at 7:00 p.m. by Chairman Knapp. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Chairman Knapp and members Alderman Sir, Holloway, Svoboda, Smith, Scheer, Austermann, Siebenman and Kiefer.

Also in attendance was City Administrator Craig Sabo.

A. A petition from Maron Karkabi for a Special Use Permit for an automobile repair shop and motor vehicle sales display lot to be located at 15 East Fifth Street.

Notice of the Public Hearing was published in The Countian on Monday, April 27, 2015 and in The Current on Wednesday, April 29, 2015.

Speaking on behalf of the owner and the petitioner was attorney, J. Patrick Chassaing.

Mr. Chassaing stated he was appearing before the Commission as Mr. Corley's attorney had to be out of town. He stated that Mr. Corley had been attempting to receive approval for a Special Use Permit for sometime which would allow a tenant to operate an auto sales and repair lot.

Chairman Knapp inquired as to who owned the lot and who would be operating the business.

Mr. Chassaing stated that Mr. Corley owned the lot and that Maron Karkabi would be operating the business.

Chairman Knapp stated that after his review of the plan, it appeared to have too many vehicles for such a small lot.

Mr. Smith stated that he agreed with Chairman Knapp.

Mr. Scheer inquired as to whom Mr. Chassaing was representing.

Mr. Chassaing stated he was representing the owner and petitioner.

Mr. Scheer inquired as to how many repair bays were in the building.

Mr. Chassaing stated that there were two (2).

Mr. Scheer inquired as to the type of work that would be performed on the property.

Mr. Chassaing stated that it would be mechanical repairs and that no body work would be performed.

Mr. Scheer stated that with what is depicted on the plan for vehicle repair parking, the scheduling of repairs would have to be at a minimum given the lot size and number of spots.

Mr. Kiefer inquired as to if any repairs would be performed on the parking lot.

Mr. Chassaing stated that there would not.

Mr. Kiefer stated that there appeared to be a large number of vehicles depicted on a small lot.

Mr. Chassaing stated that the business would be a combination of sales and repairs. He stated that although it is not a large lot, what is depicted is the number of vehicles allowed for this lot.

Speaking in support of the petition was property owner Mr. Dan Corley. Mr. Corley stated that he had been attempting to have this property leased since September of 2014 and that he needed to have the space leased for financial reasons. He stated that it seemed to be taking much longer to get this item approved unlike the last business that was located on his property, which only took about forty-five (45) days maximum for approval.

Speaking in support of the petition was Mr. Richard Pennington of 801 Cheviot Court in Kirkwood, MO. Mr. Pennington stated that he was a friend and business associate of Mr. Karkabi. He stated that Eureka is a desirable area to operate this type of business which allows pre-owned vehicle lots. He stated that many municipalities do not allow this type of business. He stated that Mr. Karkabi is a master mechanic and has over four hundred (400) clients. He stated that Mr. Karkabi's business would be an asset to the community.

Speaking in support of the petition was Craig Sanders of 781 Legends View Drive. He stated that he was probably instrumental in Mr. Karkabi wishing to operate a business in Eureka as he was a customer of Mr. Karkabi and he delivered a vehicle to his residence. He stated that Mr. Karkabi liked the area and he told him that Eureka would be an ideal place for him to operate his business. He stated that Mr. Karkabi is an honest business person and good mechanic.

Chairman Knapp inquired as to where Mr. Sanders had met Mr. Karkabi. Mr. Sanders stated it was at a small vehicle display lot in the City of St. Louis.

The public hearing was closed at 7:14 p.m.
The public hearing was opened at 7:14 p.m.

B. A petition from Ava Frick, DVM for a Special Use Permit for a veterinary clinic to be located at 105 East Fifth Street.

Notice of the Public Hearing was published in The Countian on Monday, April 27, 2015 and in The Current on Wednesday, April 29, 2015.

Dr. Frick stated that she had been in business for many years with locations in Union and Chesterfield and that she wished to relocate her business from Chesterfield to Eureka as it presented an ideal location with Purina Farms in the vicinity.

Mr. Scheer inquired as to if any animals would be staying overnight in the facility. Dr. Frick stated that the chances of that happening were very slim.

Mr. Scheer inquired as to the types of animals that she treats. Dr. Frick stated that she offers chiropractic care to all types of animals.

Mr. Scheer inquired as to if there would be any surgery performed at this location. Dr. Frick stated that there would not.

Speaking in support of the petition was Marilyn Leistner of 822 Wild Hawk Drive. She stated that there have been many individuals involved in trying to get this project off the ground. She stated that the owner and tenant will be making a major investment to upgrade the building and property and this is a type of business that no one in the Eureka area presently offers.

There being no further matters for discussion, the public hearing was adjourned at 7:16 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:16 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Holloway, Svoboda, Smith, Scheer, Austermann, Siebenman and Kiefer.

Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Svoboda, seconded by Mr. Siebenman and passed with 5 "YES" votes and 4 "ABSTENTIONS" (cast by Chairman Knapp and members Smith, Holloway and Scheer), the Minutes of March 25, 2015 were approved.

ELECTION OF OFFICERS:

A. Election of Secretary (filling an unexpired term).

Mr. Svoboda nominated Mr. Scheer for the position of Secretary.

Mr. Kiefer nominated Mr. Smith for the position of Secretary.

The vote for the position of Secretary was as follows:

Voting for Mr. Scheer were members Svoboda and Austermann.

Voting for Mr. Smith were members Siebenman, Kiefer and Sir.

(Member Holloway abstained.)

Mr. Smith was elected as Secretary through July, 2015.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

A. Consideration of a petition from Maron Karkabi for a Special Use Permit for an automobile repair shop and motor vehicle sales display lot to be located at 15 East Fifth Street.

Chairman Knapp stated that there were way too many cars on the proposed site plan for that lot.

Mr. Scheer stated that he had similar concerns.

Chairman Knapp stated that there were no spaces allotted on the plan for employee parking which would increase the amount of vehicles on the lot.

Mr. Smith stated that the pictorial presented to the Commission represents way too many vehicles and he did not think it would be possible to move between vehicles the way they were stacked.

Chairman Knapp inquired as to if any member had a number they would deem as adequate for this lot.

Mr. Smith stated that sixteen (16) maximum spaces was a good number.

Alderman Sir inquired as to if the sixteen (16) vehicles would include sales, repair and customer parking.

Chairman Knapp stated he assumed there would also be no wrecked or derelict vehicles on the lot. Alderman Sir stated that the attorney said there would be no body work performed so there would be no reason for wrecked vehicles to be on the lot. He stated that inoperable vehicles may need to be towed in and he wondered if tow trucks would be able to maneuver between such a large number of vehicles on the lot.

Mr. Svoboda stated that the tow trucks delivering cars were a concern for him also because they may need to drop them off in the right-of-way which is not allowed. He stated that the absence of spaces for employees is also a concern.

Mr. Kiefer stated that vehicles in the curb cut will cause a problem.

Mr. Siebenman stated that he thought sixteen (16) vehicles was an aggressive number for this lot size. He stated that he did not know what the tenant's intentions were, but he was thinking that ten (10) to twelve (12) vehicles was a more reasonable number.

Mr. Svoboda stated that the eight (8) spots depicted in the rear could be for repair parking because they would be the hardest to observe from the street.

Mr. Scheer stated that he would make a condition of approval that the maximum number of vehicles on display for sale would be eighteen (18).

Alderman Sir stated that he would like another condition of approval be that the retaining wall on the property be repaired.

Mr. Chassaing stated that the vehicles for repair would be by appointment only so that would limit the number of cars for such on the lot as they would be in the bays for servicing.

Mr. Siebenman stated that if they approve eighteen (18) vehicles for sale and the other number allotted for other reasons, they would basically be approving what was before them.

Chairman Scheer stated that he would amend the condition of approval to sixteen (16) vehicles total on the lot for all purposes.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points except the following:

The criteria regarding adversely affecting traffic conditions, the roll call vote was as follows: Kiefer - WILL NOT; Svoboda - WILL; Austermann - WILL NOT; Scheer - WILL NOT; Smith - WILL NOT; Siebenman - WILL NOT; Holloway - WILL NOT; Knapp - WILL NOT.

On motion by Mr. Scheer, seconded by Alderman Sir and passed with eight (8) "YES" votes and one (1) "NO" vote (cast by member Kiefer), approval was recommended for a petition from Maron Karkabi for a Special Use Permit for an automobile repair shop and motor vehicle sales display lot to be located at 15 East Fifth Street with the following conditions; (1) No more than sixteen (16) total vehicles for all purposes may be on the lot at one time and (2) The retaining wall on the property must be repaired.

B. Consideration of a petition from Ava Frick, DVM for a Special Use Permit for a veterinary clinic to be located at 105 East Fifth Street.

Chairman Knapp stated that he was in support of the petition.

Mr. Smith stated that he also supported the petition.

Alderman Sir stated that he had been working with the petitioner and the property owner to address any items the City may have with the property and the petition. He stated that he thinks the business will be a tremendous asset to the City. He stated that this is a new type of business to open in the City and with the upgrades being made to the property, it will enhance the area.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Svoboda, seconded by Mr. Smith and unanimously passed, approval was recommended for a petition from Ava Frick, DVM for a Special Use Permit for a veterinary clinic to be located at 105 East Fifth Street.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Svoboda, seconded by Mr. Scheer and unanimously passed, the meeting was adjourned at 7:35 p.m.

UPCOMING MEETINGS:

- May 27, 2015
- A. A petition from Rebecca Shelton Heinz for rezoning of an approximately 1.75 acre parcel from LLRD (Large Lot Residential District) to C (Commercial) located at 711 Howerton Lane (continued from 4/29 meeting).
- B. A petition from Arthur and Meeghan Kociela for rezoning of three parcels totaling approximately 6.5 acres from PC (Planned Commercial) to M-1 (Light Industrial) located at 1450 South Outer Road and 615 Votaw Road and a portion of 1400 South Outer Road.
- C. A petition from Arthur and Meeghan Kociela for a Special Use Permit for off-site parking and storage to be located at 615 Votaw Road and portions of 1400 and 1450 South Outer Road.
- D. A petition from Brewster Road, LLC for rezoning of parcels totaling approximately 293 acres from PC (Planned Commercial) and LLRD (Large Lot Residential District) to PRD (Planned Residential District) located at 764 and 765 Brewster Road and a portion of 4900 Six Flags Road (continued from 5/13 meeting).
- June 10, 2015

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary