

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, Smith, Scheer, Austermann and Kiefer. Absent was Mr. Siebenman. (Mr. Svoboda suffered a heart attack in the afternoon and passed away.)

Also in attendance was City Administrator Craig Sabo.

A moment of silence was held in respect to the passing of Mr. Svoboda.

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 and legally described as a tract of land in U.S. Survey 2010 Township, 44 North, Range 3 East being part of Lots 2 and 3 of C.M. Christy's Subdivision, City of Eureka, St. Louis County, Missouri (Locator No. 29W510061).

Notice of the Public Hearing was published in The Countian on Monday, April 13, 2015 and in The Current on Wednesday, April 15, 2015.

Speaking on behalf of the petitioner was attorney, Mr. Kenneth Heinz. He stated the petitioner had inherited the property and after investigating the zoning on other properties in the vicinity the owner determined that the highest and best use for the property would be Commercial. He stated there is an industrial business across the street and an elderly woman that owns the property to the north is selling it to a church for development. He stated that by rezoning the property to Commercial, it would be financially beneficial for the City, as the tax rate is higher than a residentially zoned property.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:03 p.m.

The public hearing was opened at 7:03 p.m.

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 and legally described as tracts of land being part of an 18 acre tract in part of Lots 29, 30, 34 and 35 of "Williams Subdivision" in Township 43 North, Range 4 East and Township 44 North, Range 4 East in U.S. Survey 2071 in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 15 Page 74 of the St. Louis County Records (Locator Nos. 29U241178, 29U241299 and 29U241301).

Notice of the Public Hearing was published in The Countian on Monday, May 11, 2015 and in The Current on Wednesday, May 13, 2015.

Items B and C were discussed simultaneously.

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.

Notice of the Public Hearing was published in The Countian on Monday, May 11, 2015 and in The Current on Wednesday, May 13, 2015.

Mr. Kociela stated that he had three (3) parcels of property that he would like to have rezoned so that they may develop them. He stated that they would like to operate an off-site storage facility and that with the new proposed home developments in the area, there would be a demand for this type of facility for people to store their recreational vehicles, boats, etc.

Mr. Scheer inquired as to the height of the decorative landscape berm depicted on the site plan. Mr. Kociela stated the berm would be four (4) feet high with trees planted on top. He stated that he had been working with the Building Commissioner and it would be aesthetically pleasing.

Mr. Scheer inquired as to if it would provide screening of the area.
Mr. Kociela stated it would provide partial screening.

Mr. Scheer inquired as to the percentage it would screen.
Mr. Kociela stated it would initially screen approximately one-half of the area, but as the trees matured it would provide additional buffering.

Mr. Scheer inquired as to if there would be any signage.
Mr. Kociela stated that there would most likely be a monument sign at the curb cut of the property as he wanted to make certain it was clear his storage facility was not related to the neighboring storage business.

Mr. Kiefer inquired as to if the property would be fenced.
Mr. Kociela stated that there is presently open woven fencing on the property and he had planned to utilize it with bushes planted as an accent.

No one spoke in support of or in opposition to the petitions.

There being no further matters for discussion, the public hearing was adjourned at 7:10 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

PLANNING AND ZONING COMMISSION

The meeting was called to order at 7:10 p.m. by Chairman Knapp.

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

Also in attendance was City Administrator Craig Sabo. Absent was Mr. Siebenman. (Mr. Svoboda suffered a heart attack in the afternoon and passed away.)

On motion by Mr. Scheer seconded by Mr. Smith and unanimously passed, the Minutes of May 13, 2015 were approved.

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 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.

On motion by Alderman Sir, seconded by Mr. Smith and unanimously passed by those members present, approval was recommended for 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.

B. Consideration of 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.

On motion by Alderman Sir, seconded by Mr. Smith and unanimously passed by those members present, approval was recommended for 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. Consideration of 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.

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. Smith, seconded by Alderman Sir and unanimously passed by those members present, approval was recommended for 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.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Alderman Sir, seconded by Mr. Smith and unanimously passed, the meeting was adjourned at 7:15 p.m.

UPCOMING MEETINGS:

- June 10, 2015

A petition from E.R. Sutter for a Special Use Permit for a private ballfield in an M-2 Zoning District located at 353 Bald Hill Road.

- June 24, 2015

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary