

The public hearing was called to order at 7:00 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Wilton, Scheer, Pacino, Smith and Bieg (Ms. Gianino and Mr. Barry were absent). Also in attendance was City Administrator Craig Sabo.

- A. A petition from John Heimos, representing Value Plants, Inc., for a Special Use Permit for outdoor display and sales for the operation of a garden center at 105 East Fifth Street.

Notice of the Public Hearing was published in the Countian on January 22, 2021 and posted on the City's website.

Mr. Heimos stated that his family has been in the wholesale greenhouse business for thirty (30) years with multiple retail stores located throughout the area and he is seeking permission to operate a garden center at the proposed location in Eureka. Mr. Heimos said there would be twelve (12) spaces designated for parking as depicted on his site plan, but there was room for additional parking, if needed. He stated there would be two (2) 20' x 34' greenhouses on the property and depending on the City's requirements, they could be removed during the period the garden center is not in operation. He added that there is one hundred seventy-five (175) feet of road frontage with two (2) means of ingress/egress. He stated that with his family owning and operating a wholesale plant business, he would be able to offer many types of plant displays for sale.

Chairman Knapp inquired as to if the existing structure on the property would be used.
Mr. Heimos replied that it would not at this time, but possibly in the future.

Mr. Knapp inquired as to where the trash dumpster would be located, as plant businesses tend to have a large amount of trash.

Mr. Heimos replied that it was located in the western corner screened by a fence. He stated that most of the trash would be removed when new deliveries were made.

Alderman Sir inquired as to if the trucks would be able to access the area to pick up the trash.

Mr. Heimos stated that the dumpster enclosures are located in the front, so access isn't an issue.

Mr. Pacino inquired as to the size of the vehicles that would be making deliveries to the site.

Mr. Heimos replied that any deliveries would be made overnight so it would have no impact on customers or traffic.

Mr. Scheer inquired as to the number of employees.

Mr. Heimos replied that there would be between two (2) and seven (7) employees.

Mr. Scheer inquired as to the months Mr. Heimos would be in operation.

Mr. Heimos stated that what was presently being proposed would be April through Christmas.

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

A. CONT'D.

The public hearing was closed at 7:08 p.m.

The public hearing was opened at 7:08 p.m.

- B. A petition from Christopher and Rachel Reinhardt, for rezoning of an approximately .35 acre parcel located at 116 Beverly Street (Locator Number 29V340276), and an approximately .50 acre parcel located at 101 East 1st Street (Locator Number 29V340221), described as Lots 2 and 3, and Lots 4, 5 and 6 respectively, as well as part of a vacated alley as recorded in Plat Book 5, Page 23 of the St. Louis County records from R-5 Residential to Planned Commercial.

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Speaking on behalf of the petitioner Mr. Nick Gruner, a relative of the petitioners. He stated that the petitioners were unable to attend the meeting so he was acting as their representative. He said they are requesting approval of a rezoning of the property to Planned Commercial so the owners could request authority to operate a pet care business.

City Administrator Sabo stated that the application presently before the Commission is only for the proposed rezoning, and any proposed use of the property would require the owners to return to the Commission for that specific consideration. He added that as the proposed zoning is Planned Commercial with conditions that all uses and site development require Board of Aldermen approval in addition to any required Planning and Zoning Commission consideration.

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

The public hearing was closed at 7:10 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

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

Present at roll call were: Chairman Knapp, Alderman Sir and members Wilton, Scheer, Pacino, Smith and Bieg (Ms. Gianino and Mr. Barry were absent). Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Pacino, seconded by Mr. Scheer and unanimously passed, the Minutes from December 9, 2020 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 John Heimos, representing Value Plants, Inc., for a Special Use Permit for outdoor display and sales for the operation of a garden center at 105 East Fifth Street.

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 Alderman Sir, seconded by Mr. Scheer and unanimously passed by those members in attendance, approval was recommended for a petition from John Heimos, representing Value Plants, Inc., for a Special Use Permit for outdoor display and sales for the operation of a garden center at 105 East Fifth Street.

- B. Consideration of a petition from Christopher and Rachel Reinhardt, for rezoning of an approximately .35 acre parcel located at 116 Beverly Street and an approximately .50 acre parcel located at 101 East 1st Street from R-5 Residential to Planned Commercial.

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 Alderman Sir, seconded by Mr. Smith and unanimously passed by those members in attendance, approval was recommended for a petition from Christopher and Rachel Reinhardt, for rezoning of an approximately .35 acre parcel located at 116 Beverly Street and an approximately .50 acre parcel located at 101 East 1st Street from R-5 Residential to Planned Commercial.

- C. Consideration of a petition from Yan Chen and Zhen Sun for site plan approval at 115 West Fifth Street.

Speaking on behalf of the petitioner was Mr. Hwai Yang, the acting agent and architect of the petitioner. Mr. Yang stated the owners were seeking permission to expand the parking area of the

C. CONT'D.

property in conjunction with operating a restaurant. He stated that the owners currently operate nine (9) restaurants in the area. He said that in addition to the proposed parking lot expansion, the inside of the building would be completely renovated, and the outside of the building would be upgraded with a new facade to make it appear more modern looking. He stated the trash receptacle would be behind a brick wall and would not be visible from the street.

Chairman Knapp inquired as to the maximum number of customers the restaurant would accommodate.

Mr. Yang replied that they can accommodate up to eighty-four (84) individuals.

On motion by Mr. Smith, seconded by Mr. Pacino and unanimously passed by those members in attendance, approval was recommended for a petition from Yan Chen and Zhen Sun for site plan approval at 115 West Fifth Street.

6. ADDITIONAL BUSINESS:

7. ADJOURNMENT

8. UPCOMING MEETINGS:

- February 24, 2021
- March 10, 2021

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary