

**CITY OF HAZELWOOD
PLAN COMMISSION MEETING
JANUARY 14, 2021**

CALL TO ORDER A meeting of the City Plan Commission was called to order by Chairman Matt Struttman at 7:00 P.M. on Thursday, January 14th, 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. McGhee and Mrs. Ham had excused absences. 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. Rodell made a motion, seconded by Mr. Gatzert, to adopt the agenda as written.

APPROVAL OF MINUTES Mr. Gatzert made a motion, seconded by Mr. Rodell, to approve the minutes of the December 10th meeting.

NEW BUSINESS – PETITIONS

A. Case #429-21 – Rodney Jarboe, Jarboe Realty and Investment Company Inc., 9170 & 9200 Latty Avenue, Hazelwood, MO 63042, Ward 2.

- 1. Petition for a Subdivision, Boundary Adjustment** to amend two lots from 7.37 acres and 3.44 acres to two lots of 5.32 acres and 5.50 acres.

9170 and 9200 Latty Avenue are adjacent lots located at the western terminus of Latty Avenue at Coldwater Creek. They are zoned I-2 Heavy Industrial, and all surrounding uses are industrial. The owner has submitted a petition to adjust the lot line between them. The new lot line will run along the existing fence line. The existing building at the southern end of the property that currently straddles the lot line will be fully on 9200 Latty Avenue.

The Jarboe Realty and Investment Company has owned both lots for over 25 years. Mr. Rodney Jarboe operates a business located at 9200 Latty Avenue that will remain. After the lot line is adjusted, 9170 Latty Avenue will be a vacant lot that will be sold.

The final plat called “Latty Adjustment” meets the requirements of the Subdivision Regulations. The existing fence and buildings meet the area regulations for setback in an industrial zoning district.

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

Staff recommends that the Plan Commission approve this Subdivision Final Plat called “Latty Adjustment”.

Ms. Stogdill asked what type of business was in operation at 7200 Latty.

Mr. Jarboe responded that the business is a faux stone fabrication company.

Mr. Rodell made a motion, seconded by Mr. Gatzert, to approve the petition for a Subdivision, Boundary Adjustment to amend two lots from 7.37 acres and 3.44 acres to two lots of 5.32 acres and 5.50 acres.

A roll call vote as held.

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

The motion passed, 6-0.

B. Case #430-21 – Demetrius Jackson, The Jackson Vincent Group LLC, d/b/a Love Restaurant, 7217 N. Lindbergh Boulevard, Hazelwood, MO 63042, Ward 1.

1. Petition for a Special Land Use Permit for a Restaurant in a C-2 General Commercial Zoning District.

Mr. Jackson has proposed to open Love Restaurant at 7217 N. Lindbergh Boulevard, near the intersection of N. Lindbergh Boulevard and Candle Light Lane. This full-service sit down restaurant will offer a menu that includes burgers, wraps and salads. They intend to create a “down home”, family-style atmosphere in the restaurant. The building is an existing restaurant space at the end of a strip mall and was formerly the site of Jay’s Classic Bar & Grill.

The site is zoned C-2 General Commercial. All surrounding properties are also C-2, and all surround uses are also commercial. Other uses in the strip mall include Pantera’s Pizza, a barber shop, retail stores and office space.

The space is 3,400 square feet and will seat up to 35 customers. They will be open seven days per week. Their hours will be 11:00 AM to 1:30 AM Monday through Saturday, and 12:00 PM to 1:30 AM on Sunday. They are also seeking a full liquor license, including Sundays. The public hearing for this liquor license will be held at the February 3rd City Council meeting. While the space was previously a restaurant, many of the fixtures, kitchen equipment and furniture have been removed. Mr. Jackson plans to replace them, along with other minor renovations to update the restrooms and dining area.

Although the restaurant space is attached to the strip mall, it sits on its own parcel. The parcel has 26 parking spaces, with two being ADA accessible. The code requires one space for every three seats in the restaurant, plus two spaces for every three employees on maximum shift. The parking requirement is satisfied. The remainder of the strip mall has an additional 47 spaces.

There was a tenant in this space prior to Jay's that caused complaints about patrons parking on surrounding lots. This tenant's operation was a lounge space with live music. Subsequently, Jay's was required to sign a parking agreement with the owner of the Hazelwood Office Park when they applied for their Special Land Use Permit (SLUP). Jay's restaurant SLUP proposed 157 seats in the restaurant. Due to the smaller number of seats in this proposed restaurant, staff does not believe that parking will be an issue. The Police Chief has reported that he has not received any complaints regarding overflow parking during Jay's operation.

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 that the Plan Commission approve the Special Land Use Permit for a Restaurant with the following condition:

1. That the parking lot striping shall be repainted prior to opening.

Mr. Jackson gave an overview of the proposed restaurant's business plan.

Mr. Rodell asked the petitioner if he had any issues with staff's requirement of restriping the parking spaces.

Mr. Jackson responded that he did not have an issue with that.

Mrs. Crimmins asked if Superior Bank was still the owner of the property.

Mr. Jackson responded that they are.

Mr. Rodell made a motion, seconded by Mr. Lammert, to approve the petition for a Special Land Use Permit for a Restaurant in a C-2 General Commercial Zoning District with the staff recommended condition.

A Roll Call vote as held.

AYE - 6

NAY- 0

Mark Rodell
John Gatzert
Lisa Kozieja
Matt Struttmann
Dennis Lammert
Barb Stogsdill

The motion passed, 6-0.

DISCUSSION ITEMS – None.

UNFINISHED BUSINESS - None.

CORRESPONDENCE - None.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS - None.

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

ADJOURNMENT There being no further business to come before the City Plan Commission, the meeting was adjourned at 7:19 P.M.

Matt Struttmann, Chairman

Nikki Miller, Project Development Coordinator