

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

CALL TO ORDER A meeting of the City Plan Commission was called to order by Chairman Matt Struttmann at 7:00 P.M. on Thursday, October 14th, 2021, at Hazelwood City Hall, 415 Elm Grove Lane, Hazelwood, Missouri 63042.

ROLL CALL On roll call the following members of the commission were in attendance:

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

Mr. Struttmann 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. Lammert made a motion, seconded by Mr. Rodell, to approve the minutes of the September 9th meeting.

NEW BUSINESS – PETITIONS

A. Case #445-21 – Sip Spot LLC, 11750 Missouri Bottom Road, Ward 2.

1. Petition for a Special Land Use Permit for a Restaurant in an I-1 Light Industrial Zoning District.

The Sip Spot LLC has proposed to open a full service restaurant at 11750 Missouri Bottom Road. They are also applying for a full liquor license.

The property is zoned I-1 Light Industrial, with all surrounding properties also being zoned I-1. All surrounding uses are Industrial. The building was constructed in 1995 and was later converted to a restaurant. It was most recently operated as Aftershock Sports Bar and Grill, which was open from 2006 to 2020.

The restaurant will be seated table service with a bar. They will also offer take-out orders. There will be 21 tables with a total of 104 chairs between the tables and var. Their hours will be 11:00 AM – midnight every day of the week. There will be an emphasis on TVs for watching sporting events. There is no dance floor, however, the owners are planning live music or a DJ on certain nights as well as karaoke nights. The owners plan to use the existing fenced patio in the rear of the building for outdoor seating starting in the springtime. Because

the nearest residences are slightly over one mile away, Staff does not believe there is a concern for noise. They plan for three employees on maximum shift. The required number of parking space is 34, with 48 spaces available.

Per request of the Hazelwood Police Department, as of January 2021, staff is requesting that all establishments applying for a full liquor license shall have a security camera system as described in the conditions.

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 petition for a Special Land Use Permit for a Restaurant with the following condition:

1. The owner shall be required to maintain a fully functional video recording system on the property to ensure the safety of guests, to deter criminal activity, and to assist law enforcement in following up on reported criminal activity. The cameras should be set up to accurately record entry/exit doors from the inside, any area where money may be handled or stored inside the business, and a view of the parking lot from the front door of the business. The system shall be checked by the owner on a weekly basis to ensure proper functionality and the owner is responsible to make the appropriate repairs as soon as reasonably possible upon determining a defect in operation. The owner/operator shall agree to make the recording data available to law enforcement upon request. Recordings shall be saved and able to be retrieved for a minimum of 30 days.

Eric Walls gave a presentation about the proposed business and its operations.

Ms. Stogsdill asked if the existing fence would be updated as part of the outdoor improvements to the site.

Mr. Walls responded affirmatively.

Mr. Lammert asked if a drive-thru window was planned for takeout orders.

Mr. Walls responded that there are no plans for a drive-thru window.

Mr. Rodell made a motion, seconded by Mr. Gatzert, to approve the petition for a Special Land Use Permit for a Restaurant in an I-1 Light Industrial Zoning District with the staff recommended condition.

A roll call vote as held.

<u>AYE - 6</u>	<u>NAY- 0</u>
Mark Rodell	
Lisa Kozieja	
John Gatzert	

Matt Struttmann
Dennis Lammert
Barb Stogsdill

The motion passed, 6-0.

B. Case #446-21 – Excel Motors, LLC, 820-830 James S. McDonnell Boulevard and 1570-1580 Ville Martha Lane, Ward 4.

1. Petition for a Special Land Use Permit for a Vehicle, Auto Sales and Vehicle Service and Repair Facility in a C-3 Highway Commercial Zoning District.

Excel Motors LLC has proposed to purchase the former Gateway Buick GMC dealership on James S. McDonnell Boulevard and open a used vehicle dealership. The dealership will specialize in used luxury vehicles. Vehicle service will be provided for customers only.

The previous business, Gateway Buick GMC, closed in 2018 and the property was foreclosed on by Bank of Springfield. In March of 2020, the Plan Commission approved a petition by Enterprise Rent-A-Car for a Special Land Use Permit to use the property as a private vehicle service and vehicle wash facility, but the City learned in late 2020 that Enterprise chose not to pursue the facility due to industry changes brought about by the Covid-19 pandemic.

The site is comprised of 15 acres with a 40,000 square foot showroom, office and service building, an 8,000 square foot detached service building, and a smaller 3,000 square foot office/showroom that was previously used as the office for used car sales. The main buildings were constructed around 1990, when the site was in unincorporated St. Louis County. The site is zoned C-3 Highway Commercial and is adjacent to R-5 Single-Family and R-6 Multi-Family Zoning Districts at the rear and side. The rearmost building, previously used as the service building, does not meet C-3 building setback requirements, making it a legal non-conforming building. Dense foliage, existing fencing, and a significant grade difference provide screening for neighboring homes. Most notably, the elevation difference between the dealership and the closest single-family homes at the end of Ville Martha Lane is over 20 feet. The property faces I-270. The petitioner is not planning any changes to the site plan or building configurations.

The dealership will be owned and operated by Atlanta Luxury Motors. They have been in business since 2006 and operate nine new and used vehicle dealerships in Georgia and South Carolina. They are the largest previously owned use vehicle chain in the State of Georgia. The Hazelwood dealership will be operated as “ALM St. Louis” and will be their first location in the Midwest. Their business model heavily incorporates technology and online shopping, as well as the traditional car sales model. Their vehicle sales operation will operate 9:00 AM to 9:00 PM on Monday through Saturday. Vehicle service will operate 8:00 AM to 6:00 PM Monday through Friday. They will be closed on Sunday. They plan to employ 70-100 people within the next two years.

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

Staff recommends approval of this Special Land Use Permit for Vehicle, Auto Sales and a Vehicle Service and Repair Facility with the following conditions:

1. All vehicle service must take place in indoor service bays.
2. No damaged vehicles may be stored outdoors.
3. No tires or auto parts may be stored outdoors.

Cade Ekes gave a presentation about the proposed business and its operations.

Mr. Struttmann made a motion, seconded by Mr. Lammert, to approve the petition for a Special Land Use Permit for a Vehicle, Auto Sales and Vehicle Service and Repair Facility in a C-3 Highway Commercial Zoning District with the staff recommended conditions.

A roll call vote as held.

AYE - 6
Mark Rodell
Lisa Kozieja
John Gatzert
Matt Struttmann
Dennis Lammert
Barb Stogsdill

The motion passed, 6-0.

C. Case #447-21 – Lindbergh Property Holdings LLC, 6235 and 6245 N. Lindbergh Boulevard, Ward 2.

1. **Petition for a Subdivision – Lot Consolidation** to consolidate two lots of 0.89 acres and 1.88 acres into one lot of 2.77 acres.
2. **Petition for a Change in Zoning** to rezone a newly consolidated lot from C-2 General Commercial to C-3 Highway Commercial.
3. **Petition for a Special Land Use Permit** to allow for Vehicle, Auto Sales and a Vehicle Service and Repair Facility on a newly rezoned lot in a C-3 Highway Commercial Zoning District.

Lindbergh Property Holdings LLC, owned by the Bommarito Dealership group, has purchased two properties on N. Lindbergh Boulevard just south of the I-270 interchange for a proposed used vehicle dealership. The site currently consists of two lots. 6235 N. Lindbergh Boulevard is a 0.89-acre lot with a 10,000 square foot building formerly known as Dale's Music and Low Key Music. 6245 N. Lindbergh Boulevard is a 1.88-acre vacant lot. The most recent known use of that property was a truck and trailer storage lot in the early 2000s.

The two subject properties are both zoned C-2 General Commercial. To the south is the Airport Motel, also zoned C-2. To the west is a single-family dwelling district with homes facing Hazelwood Court. To the north is the Village Mobile Home Park, which is zoned C-2 and is a legal non-conforming use. The project requires three separate motions from the Plan Commission. First, a motion to consolidate two lots into one lot. Second, a motion to change the zoning of the property from C-2 General Commercial to C-3 Highway Commercial, as C-2 zoning does not permit vehicle sales lot. Third, the motion to recommend a Special Land Use Permit for vehicle sales and service.

The site plan shows the existing 10,000 square foot building retained and utilized as the office and vehicle service facility. A 300 square foot storage room addition is proposed for the rear of the building. All existing pavement will be removed and the new parking lot will contain 216 inventory spaces. 42 spaces are required for the use of the building that will be designated for customers and employees. The northernmost row of parking spaces does not meet code of the 25-foot backup space required for 90-degree angle parking, nor does the two deep vehicle storage behind the building. As these spaces will be utilized only for vehicle inventory and vehicles parking within them will only be moved by employees, Staff's believes that this is a reasonable parking plan. The asphalt drive that led into the vacant lot at 6245 N. Lindbergh Boulevard will be removed and the drive leading into the former Dale's Music parking lot will become the entrance to the business. This section of N. Lindbergh Boulevard is MoDOT right-of-way (ROW) and the existing driveway has an angled curb within the ROW. The developer plans to work with MoDOT to remove this obsolete curb and replace it with a straight entrance.

Dense vegetation covers the property on the side by the mobile home park, which created difficulty in determining how much vegetation is on which property. The petitioner may choose to erect a fence or landscape screening once the area is cleared and a decision can be made as to the most suitable option. Although screening is required for mobile home parks when they abut commercial zoning, per Code it is the responsibility of the mobile home park owner to provide the screening.

The company has also petitioned for three variances from the Board of Adjustment. The first is for a 0.3-acre variance of the requirement that vehicle sales must have a minimum of a 3-acre lot. The second is a 35-foot variance of the 35-foot "green space" requirement where a commercial zoning district abuts a single-family zoning district. Those petitions will be heard at the October 11th meeting.

The business will sell pre-owned vehicle sand contain a vehicle service center. The vehicle sales portion of the business will be customer facing. This will be an overflow vehicle service center for the main service center at 400 Brookes Drive. The vehicle service portion of the business will not be customer facing. Hours will be the same as other Hazelwood Bommarito stores, with Monday, Wednesday and Friday being 7:00 AM to 8:00 PM, Tuesday and Thursday being 7:00 AM to 6:00 PM, and Saturday 7:00 AM to 3:00 PM. This location will employ 15-20 employees.

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

The Lot Consolidation Plat called “Dale’s Subdivision Lots 1 and 2 Consolidation Plat” meets the requirements of the Subdivision Code.

Staff recommends approval of the lot consolidation plat.

Staff recommends approval of the Petition for a Change in Zoning from C-2 General Commercial to C-3 Highway Commercial for 6235 and 6245 N. Lindbergh Boulevard.

Staff recommends approval of the petition for a Special Land Use Permit for a Vehicle, Auto Sales and a Vehicle Service and Repair Facility in a C-3 Highway Commercial Zoning District with the following conditions:

1. The petitioner must receive a 0.3-acre variance from the Board of Adjustment for the requirement that used vehicle sales have a minimum of three acres.
2. All vehicle service and repair work must be conducted indoors.
3. No tires or auto parts may be stored outdoors.
4. No damaged vehicles may be stored outdoors.
5. The final lighting installation shall be subject to staff approval and lighting shall be adjusted based on any resident complaints.

Mrs. Crimmins stated that Staff has received a lighting plan for the site and finds the plan to be acceptable.

Mr. Rodell asked for clarification on the setbacks for the other car lots.

Mrs. Crimmins responded that no variance was given for the other lots on Brookes Drive and the lots have the required green space.

Jerry Eickel gave a presentation about the proposed business.

Mr. Rodell expressed concerns with only having an eight foot fence for screening and stated that trees would provide more screening.

Kevin Hall spoke about the history of Bommarito and its operations in Hazelwood.

Mr. Struttmann made a motion, seconded by Mr. Rodell, to approve the petition for Subdivision – Lot Consolidation to consolidate two lots of 0.89 acres and 1.88 acres into one lot of 2.77 acres.

A roll call vote as held.

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

The motion passed, 6-0.

Mr. Struttmann made a motion, seconded by Mr. Gatzert, to approve the petition for a Change in Zoning to rezone a newly consolidated lot from C-2 General Commercial to C-3 Highway Commercial.

A roll call vote as held.

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

The motion passed, 6-0.

Mr. Struttmann made a motion, seconded by Mr. Gatzert, to approve the petition for a Special Land Use Permit to allow for Vehicle, Auto Sales and a Vehicle Service and Repair Facility on a newly rezoned lot in a C-3 Highway Commercial Zoning District with the staff recommended conditions.

A roll call vote as held.

<u>AYE - 5</u>	<u>NAY- 1</u>
Lisa Kozieja	Mark Rodell
John Gatzert	
Matt Struttmann	
Dennis Lammert	
Barb Stogsdill	

The motion passed, 5-1.

D. Case #448-21 – City of Hazelwood

1. Petition to Vacate a 1,153-foot segment of Anglum Road.

At the September 15th Hazelwood City Council meeting, the City Council approved a subdivision plat that will consolidate BioMérieux's three lots into one lot for the purpose of creating an enclosed campus at their location on Anglum Road. The Plan Commission reviewed this request at the August meeting. The vacation of a 1,153-foot public segment of Anglum Road between Campus Parkway and a Norfolk Southern railroad spur was included

in the company's proposal. The approval was the culmination of several years of coordination between the company and City Staff to ensure that the plan was acceptable to all parties.

Although the street vacation was included in the subdivision plat, the City has historically also adopted an ordinance approving the street vacation. This is to ensure that the vacation is properly recorded with St. Louis County as well as for ease of reference. City Staff and the City Attorney are recommending that the City Council pass a separate ordinance to vacate the street segment. Pursuant to State law, this requires review and a recommendation by the Plan Commission.

Staff recommends approval of the vacation.

Mr. Struttmann made a motion, seconded by Mr. Lammert, to approve the petition to vacate a 1,153-foot segment of Anglum Road.

A roll call vote as held.

AYE - 6 NAY- 0

Mark Rodell

Lisa Kozieja

John Gatzert

Matt Struttmann

Dennis Lammert

Barb Stogsdill

The motion passed, 6-0.

UNFINISHED BUSINESS – None.

DISCUSSION ITEMS – None.

CORRESPONDENCE – None.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS – None.

COMMISSION MEETING The next meeting is scheduled for November 4th, 2021.

ADJOURNMENT There being no further business to come before the City Plan Commission, the meeting was adjourned at 7:54 P.M.

Matt Struttmann, Chairman

Nikki Miller, Project Development Coordinator