

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
APRIL 2, 2018**

CALL TO ORDER: The meeting of the Maplewood Plan and Zoning Commission was called to order by Acting Chairman Noonan at 7:00 p.m. in the City Council Chambers.

ROLL CALL: Present were members Dan Noonan, Mike Hummert, Pickett Lema, Emily Knippa, Jackie Robb and Sandi Phillips.

APPROVAL OF THE FEBRUARY 5, 2018 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Hummert made a motion to approve the minutes as amended, duly seconded by Commissioner Phillips and was unanimously approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

#2018-3 – Review and recommendation of a request for a conditional use permit to operate a short-term rental at 7736 Weaver Avenue. Michael Coffey presented his plans to utilize Airbnb at his house on Weaver. Pickett Lema asked which structure he was using and Mr. Weaver pointed out the smaller structure immediately behind the main house. Anthony Traxler indicated that the structure was attached which allows it to qualify for Airbnb rentals. Emily Knippa wanted to make sure Mr. Coffey was aware he needed to be onsite when renting and the other various rules and Mr. Coffey said he'd be on site 24/7 and added he had read the rules. Anthony Traxler added that this site is the most well suited to date for Airbnb due to the size, setbacks and off-street parking available. Acting Chairman Noonan asked if there were any comments, hearing none Commissioner Hummert made a motion to approve the petition, seconded by Commissioner Robb. Ayes, members Noonan, Robb, Lema, Knippa, Hummert and Phillips. Nays, none. Motion was approved with a vote of 6 ayes, 0 nays.

#2018-4 – Review and recommendation of a request for a conditional use permit to operate a hair salon and retail shop at 7276 Manchester Road – Bouffant Daddy. Erin Slankard presented her plans to purchase Bouffant Daddy, a place she has worked at for approximately 12 years. Dan Noonan asked if any changes were planned and Erin Slankard stated she is going to keep it similar but plans to update the work stations and bring back the retail aspect of the business. Acting Chairman Noonan asked if there were any comments, hearing none Commissioner Hummert made a motion to approve the petition, seconded by Commissioner Robb. Ayes, members Noonan, Robb, Lema, Knippa, Hummert and Phillips. Nays, none. Motion was approved with a vote of 6 ayes, 0 nays.

#2018-5 – Review and recommendation of a request to amend Planned Unit Development #5104 to allow an urgent care center at 2015 Maplewood Commons Drive. Anthony Traxler discussed various changes in retail development over the years and the Commission had an open discussion about the changes online shopping was having on brick and mortar stores. The Commission reviewed the proposal and Christa Dillon, a representative from the urgent care facility, was in attendance to answer any questions and briefly described the proposed business operations which were similar to all urgent care clinics in the areas. Pickett Lema asked if they would be partnered with any local hospital and Christa Dillon stated they are an independent group but would be partnered with Mercy Hospital. Acting Chairman Noonan asked if there were any comments, hearing none Commissioner Hummert made a motion to approve the petition, seconded

by Commissioner Phillips. Ayes, members Noonan, Robb, Lema, Knippa, Hummert and Phillips. Nays, none. Motion was approved with a vote of 6 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: None.

ZONING ADMINISTRATOR'S REPORT: None.

There being no further business to come before the Commission, Commissioner Lema motioned to adjourn the meeting, duly seconded by Commissioner Phillips which was unanimously approved.