

**MEETING MINUTES  
MAPLEWOOD PLAN AND ZONING COMMISSION  
MONDAY, JUNE 1, 2015**

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

**ROLL CALL:** Present were members Dan Noonan, Sandi Phillips, Mike Hummert, Jackie Robb, Emily Knippa and Kevin Sullivan. Absent: Picket Lema.

**APPROVAL OF THE MAY 4, 2015 PLAN AND ZONING COMMISSION MEETING MINUTES:** Anthony Traxler noted he changed incorrect references to Jeff Rundquist already. Chairman Noonan asked that the May 4<sup>th</sup> and all future minutes be changed just prior to when votes are taken to remove the request for public comment because the public comments were heard prior to this time and the Chairman asks only the commission members for additional comments immediately prior to a vote. Commissioner Hummert made a motion to approve the minutes as amended, duly seconded by Commissioner Robb and was unanimously approved by the Commission.

**PUBLIC PORTION FOR COMMENT:** Chairman Noonan noted there were individuals in the audience and asked if any had general public comments. He asked that people wait until the particular item before speaking on that issue.

**NEW BUSINESS: Petition #2015-15 - Review and recommendation of a request for a conditional use permit to operate a meditation business at 3544 Oxford Avenue.** Sheryl Coulter presented the proposed plans for Confluence Zen Community to locate at 3544 Oxford Avenue. Sheryl stated that members would meditate on-site during the week from 6:30 a.m. to 7:15 a.m. then on some evenings from 7 p.m. to 9 p.m. She stated that once a month the business would be open during the day on Saturday so people could come in between 7 a.m. to 5 p.m. Kathleen Koppel of 3509 Oxford and Nancy Stanfield of 3531 Oxford both are members of the Confluence Zen Community and both said they believe the site would work well for their business. The commission and staff member Anthony Traxler asked numerous questions regarding the parking for the site which the commission expressed concern that there would not be adequate parking for the members and also were concerned that the business could impact adjacent or surrounding properties. After a lengthy discussion the commission amended the draft ordinance to allow a maximum of ten (10) persons on-site at any given time. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he asked for a motion. Commissioner Sullivan motioned to approve the petition as amended to cap the maximum number of persons on-site to ten (10) persons, duly seconded by Commissioner Robb. Ayes, members Knippa, Phillips, Robb, Sullivan, and Noonan. Nays, member Hummert. Motion was approved with a vote of 5 ayes, 1 nays.

**OTHER ITEMS TO BE CONSIDERED OR DISCUSSED:**

**Review of a draft ordinance for consideration to allow short term rentals in owner occupied single family residences in the Single Family Residential District.** Adelina Mart of 7601 Weaver spoke in favor of allowing short term rentals in the City of Maplewood. She indicated that she had the following concerns regarding the proposed draft ordinance before the plan commission: Sec 14-802 (11) ó seems unfair and unenforceable to have different or tougher standards for noise for short term rentals than other homes, she said items 14-802 (12) a. and c. seems as though the city is reaching and should not even be able to ask for this type of information, 14-802 (12) d. relating to parking is unfair if the home has parking within normal occupancy and enforcing this would be a waste of taxpayer money. Adelina said her biggest problem with the draft ordinance is item 14-802 (12) f. which is an

inappropriate level of power for the City Manager and this is too much power for a person that is not an elected official. She wrapped up her concerns stating the 200 foot resident notice requirement needs clear language included in case a neighbor was opposed to a short term rental ó what would happen ó and thought it was inappropriate to impose a 15 day time period for the ordinance to be in effect. Joseph Scott of 2009 Alameda said he has never used Airbnb but thinks itød be a good idea to allow in town. Lamira Martin of 7433 Zephyr Place operated an Airbnb and wants to be able to do so again and her neighbor Connie Stein at 7435 Zephyr Place said she has no concerns with her neighbor operating an Airbnb. She added that people staying at her neighborø's house eat and shop in town. Nick Mart of 7601 Weaver wondered what the three year record keeping requirement would mean, specifically what records had to be kept. Anthony Traxler indicated that he would speak with Marty Corcoran about this but did not have a definitive answer. Commissioner Phillips wondered if restrictions near schools should be considered. Anthony Traxler said the schools would be notified as part of the ordinance 200 foot requirement and could protest if they opposed the use. Commissioner Knippa wanted to make sure the required permit would not be too big and draw unwanted attention. Anthony Traxler said a specific size requirement could be added to the ordinance. Commissioner Sullivan said the ordinance needed to make sure Airbnb renters had insurance to cover any injuries to the patrons staying on-site to protect the patrons in case they were injured during their stay. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he thanked everyone for their comments and said the commission would evaluate all comments when considering this amendment in the future.

**Discussion and consideration of allowing CD Reunion to operate in the CB Community Business District.** Tim Lohmann of CD Reunion provided a background of the business and his plans to make changes to the business he wanted to open at 7421 Manchester. He indicated it would be very similar to Euclid Records in Webster Groves. After discussion on the use, Sandi Phillips noted that the merchandise he plans on selling should easily meet the definition of a collectible due to the low cost of music currently offered in a digital format. The commission agreed that this use should be allowed.

ZONING ADMINISTRATORøS REPORT: No report was presented.

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