

**MEETING MINUTES  
MAPLEWOOD PLAN AND ZONING COMMISSION  
MONDAY, OCTOBER 5, 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, Jackie Robb, Pickett Lema and Kevin Sullivan. Absent: Mike Hummert, Emily Knippa.

**APPROVAL OF THE SEPTEMBER 8, 2015 PLAN AND ZONING COMMISSION MEETING MINUTES:** Commissioner Lema made a motion to approve the minutes, duly seconded by Commissioner Robb and was unanimously approved by the Commission.

**PUBLIC PORTION FOR COMMENT:** None.

**NEW BUSINESS: Petition #2015-19 - Review and recommendation of a request for a conditional use permit to allow a group home for mentally and/or physically disabled individuals at 3632 Manhattan Avenue.** David Bray of 3621 Manhattan Avenue submitted a petition opposing the proposed group home. He was concerned the use would lower property values and said this use should be in a commercial district. Anthony Traxler explained the legal issues regarding the use and what the State of Missouri allows to be reviewed for this use. Paula Kilcoyne of LøArche gave a lengthy presentation that included handouts, letters of support, organizational information such as the mission and the vision for LøArche at the proposed location. She added that all employees have college degrees and there will be employees living on-site with the residents. Chairman Noonan asked how many people would be living on site. Paula Kilcoyne stated 6. Commissioner Lema asked where employees would park and if the residents drove. Paula Kilcoyne replied the rear driveway has adequate room to keep any and all vehicles off street and stated the residents do not drive. Paula Kilcoyne introduced several Board members who all spoke briefly about the mission of LøArche. Also a live-in employee named Madeline was introduced and spoke about her experiences working for LøArche and what a typical day entails and how this group fits in well with the community and goes unnoticed within the neighborhoods the homes are located in. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Lema made a motion to approve seconded by Commissioner Robb. Ayes, members Phillips, Lema, Sullivan, Robb and Noonan. Nays, None. Motion was approved with a vote of 5 ayes, 0 nays.

**Petition #2015-20 - Review and recommendation of a request for a conditional use permit to operate an entertainment bar/restaurant facility at 7376 Manchester Road.** Philip Manaois presented his plans for a dueling piano bar to the Commission. The concept is nearly identical to a previously successful Jive N Wail restaurant/bar that Manaois and his business partner previously ran. The commission reviewed the staff report. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Sullivan made a motion to approve seconded by Commissioner Phillips. Ayes, members Phillips, Lema, Sullivan, Robb and Noonan. Nays, None. Motion was approved with a vote of 5 ayes, 0 nays.

**Petition #2015-21 - Review and recommendation of a request for a conditional use permit to operate an auto detail business and internet auto wholesale office at 2803 S. Big Bend.** Michael Borgard Jr. presented his plans to the Commission. Chairman Noonan wondered if he planned on keeping an inventory of vehicles on site for his auto business office. Anthony Traxler indicated that he'd spoken to Mr. Borgard on this matter previously and this would not be an option. He stated one

vehicle can be outside during the day for this use and any other vehicle would need to remain indoors. Mr. Borgard said there would only be one secretary on site for the auto business and said the detail business would have other employees. Dan Noonan said would both businesses be conducted indoors and Mr. Borgard answered yes. Susan Johnson of 7523 Woodland stated that the prior business run by Michael Borgard Sr. had vehicles all over the lot and would even cross over the sidewalk to the point where you could not walk on the sidewalk. She was not opposed to the businesses as long as they play by the rules and keep vehicles off the grass and sidewalks. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Sullivan made a motion to approve the petition with an amendment to require a divider approved by the Director of Public Works to ensure vehicles do not cross over the sidewalk seconded by Commissioner Phillips. Ayes, members Phillips, Lema, Sullivan, Robb and Noonan. Nays, None. Motion as amended was approved with a vote of 5 ayes, 0 nays.

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

ZONING ADMINISTRATOR'S REPORT: No report was presented.

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