

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
MONDAY, NOVEMBER 2, 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, Kevin Sullivan, Mike Hummert and Emily Knippa. Absent: None.

APPROVAL OF THE OCTOBER 5, 2015 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Phillips wanted to add discussion regarding the piano bar and the trash, bottles and debris they had in the alley and around their prior operation in Maplewood and that the petitioner agreed that this would not be a problem this time around in Maplewood. 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: None.

NEW BUSINESS: **Petition #2015-22 - Review and recommendation of a request for a conditional use permit to operate a restaurant at 7360 Manchester Road.** Steve Jawor of Great Harvest presented his plans to add sandwiches and a light lunch menu to the commission. He indicated that patrons have requested it and he currently offers this option at his other location in Kirkwood. Commission members were excited at the opportunity and had dialog with Mr. Jawor about his menu and hours of operation. Chairman Noonan then asked if there were any additional questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Hummert made a motion to approve seconded by Commissioner Sullivan. Ayes, members Phillips, Lema, Sullivan, Robb, Hummert, Knippa and Noonan. Nays, None. Motion was approved with a vote of 7 ayes, 0 nays.

Petition #2015-23 - Review and recommendation of a request to amend Section III. Use Regulations, Conditions and Standards, Section VI. 2. of Planned Unit Development Ordinance 5772 and review a of a revised preliminary development plan for the proposed Sunnen Development along Hanley Road. Anthony Traxler described the building proposal of Porsche and the Commission reviewed renderings of the proposed structure. Anthony Traxler showed the Commission how lots D and E would be slightly adjusted in the new plat. 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 Hummert made a motion to approve seconded by Commissioner Robb. Ayes, members Phillips, Lema, Sullivan, Robb, Hummert, Knippa and Noonan. Nays, None. Motion was approved with a vote of 7 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 Hummert motioned to adjourn the meeting, duly seconded by Commissioner Lema which was unanimously approved.