

**MEETING MINUTES  
MAPLEWOOD PLAN AND ZONING COMMISSION  
MONDAY, JANUARY 4, 2016**

**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, Kevin Sullivan, Emily Knippa, Mike Hummert and Pickett Lema. Absent, none.

**APPROVAL OF THE DECEMBER 7, 2015 PLAN AND ZONING COMMISSION MEETING MINUTES:** Commissioner Sullivan 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 #2016-1 – Review and recommendation of a request to amend the AB Arterial Business District to allow day care centers as a conditional use.** The commission reviewed the staff report from the City and Anthony Traxler indicated the City had no concerns with the proposed amendment. 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 Sullivan. Ayes, members Phillips, Sullivan, Robb, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 7 ayes, 0 nays.

**Petition #2016-2- Review and recommendation of a request for conditional use permit to allow a day care center in the AB Arterial Business District at 2305 S. Big Bend Boulevard.** Carrie McGee of Creative Crayons presented her plans for a 24 hour day care operation. She stated the day care would serve patrons who work evenings or have shift work. She stated they may even provide transportation to and from the daycare to assist some families. She added that she and her daughters would be running the operation and had already spoken to the state about licensing. The commission considered a child limit and after some discussion Jackie Robb suggested a 10 child limit. The petitioner agreed to this and indicated she anticipated having no more than 4. 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 with the stipulation that no more than 10 children be allowed on-site seconded by Commissioner Sullivan. Ayes, members Phillips, Sullivan, Robb, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 7 ayes, 0 nays.

**Petition #2016-3 – Review and recommendation of a request for to amend Sec 56-206 (18) b. micro-breweries of the CB Community Business District to modify the square footage of retail space required for micro-breweries.** The commission reviewed the staff report from the City and Anthony Traxler indicated the City had no concerns with the proposed amendment which was originally catered to Schlafly which is a much larger site. 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 Lema. Ayes, members Phillips, Sullivan, Robb, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 7 ayes, 0 nays.

**Petition #2016-4 – Review and recommendation of a request for a conditional use permit to allow a micro-brewery with retail facilities at 7458 Manchester Road.** Corey and Karen King presented their plans for a micro-brewery facility. They indicated that they will move their brewing operations from St. Louis to Maplewood and will use the Manchester facility for limited tasting sessions. The brewing will be primarily for distribution and sale at their Marietta location. Kevin Sullivan asked if they planned on selling food but Mr. King stated only finger foods from area restaurants as part of the tastings, the space is too small for a restaurant facility. 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 Robb. Ayes, members Phillips, Sullivan, Robb, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 7 ayes, 0 nays.

**Petition #2016-5 – Review and recommendation of a request to amend Planned Unit Development Ordinance #5772, Section III. B. Building, Parking and Drive Setbacks and Use Regulations.** The commission reviewed the revised preliminary development plans and final development plans for an apartment complex, Porsche and Maserati dealership. Anthony Traxler indicated that the apartment complex and Maserati dealership are still being tweaked but the Porsche plans before the commission are complete. He stated that he anticipated bringing the final development plans for the apartment and Maserati dealership to the commission in the near future. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve the amendment and final plans. Commissioner Hummert made a motion to approve seconded by Commissioner Sullivan. Ayes, members Phillips, Sullivan, Robb, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 7 ayes, 0 nays.

**OTHER ITEMS TO BE CONSIDERED OR DISCUSSED:** After Dan Noonan said he believes it would be good for another to serve as Plan Commission Chair he made a motion to appoint Kevin Sullivan as Plan Commission Chair which was seconded by Mike Hummert and received a unanimous vote by the commission.

**ZONING ADMINISTRATOR'S REPORT:** No report was presented.

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