

**MEETING MINUTES  
MAPLEWOOD PLAN AND ZONING COMMISSION  
MONDAY, FEBRUARY 1, 2016**

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

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

APPROVAL OF THE JANUARY 4, 2016 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Hummert made a motion to approve the minutes, duly seconded by Commissioner Noonan and was unanimously approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

NEW BUSINESS: **Petition #2016-6 – Review and recommendation of a request to approve a final development plan for Lot F of the Sunnen Station development.** The commission reviewed the staff report from the City and Anthony Traxler indicated the City had no concerns with the final development plan for Lot F. Chairman Sullivan 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 Noonan. Ayes, members Phillips, Sullivan, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 6 ayes, 0 nays.

**Petition #2016-7- Review and recommendation of a request for conditional use permit to allow an existing structure to operate as a four unit apartment in the SR Single Family Residential District at 7703 Jerome Avenue.** The commission reviewed the staff report from the City and Anthony Traxler indicated the City had no concern due to the provision in the City Code which allows buildings to return to their original construction subject to impact on adjacent and/or surrounding properties. Chairman Sullivan 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 Phillips. Ayes, members Phillips, Sullivan, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 6 ayes, 0 nays.

**Petition #2016-8 – Review and recommendation of a request for a conditional use permit to allow a short-term rental business in the SR Single Family Residential District at 7601 Weaver Avenue.** Dayton Thompson at 7558 Weaver expressed numerous concerns with the proposed use. Mr. Thompson stated the street only has parking on one side of the street, was concerned that Weaver which is already used for cut through traffic would have even more traffic and stated there were numerous police incidents and nuisance hearings nearby on Weaver. He stated the street does not need this use. He added that his wife has a neurological disorder and stress will exacerbate the symptoms. Gretchen Patterson at 7623 Weaver said there are numerous kids living nearby and did not like the idea of strangers and additional traffic the use would generate. Gretchen's husband James echoed her concerns and stated the street needs continuity and this use would not provide that. Anthony Traxler provided a copy of the ordinance which laid out the various restrictions the Airbnb would have to follow. The petitioner Adelina Mart stated they have only one car and adequate off street parking so no one will have to park on the street. She added that they perform checks on potential tenants and would make sure all rules are followed.

Commissioner Lema asked Adelina how many tenants they had in the past year. Adelina stated approximately 60. Chairman Sullivan stated to the audience that the site would have to be posted when a tenant is present and Commissioner Noonan added that the owner would have to be present for the site to be rented. Chairman Sullivan 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 Phillips. Ayes, members Phillips, Sullivan, Knippa, Noonan and Hummert. Nays, Lema. Motion was approved with a vote of 5 ayes, 1 nay.

**Petition #2016-9 – Review and recommendation of a request for a final development plan for 2750 S. Big Bend Boulevard.** The commission reviewed the staff report from the City and Anthony Traxler indicated the City had no concerns with the final development plan for Tim Horton's restaurant at 2750 S. Big Bend Blvd. Anthony Traxler indicated that everything is installed as per the plan. Chairman Sullivan 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 Noonan. Ayes, members Phillips, Sullivan, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 6 ayes, 0 nays.

**Petition #2016-10 – Review and recommendation of a request to amend planned unit development ordinance #5772, Section VI., Building Materials, 2.** The commission reviewed the request to amend the planned unit development ordinance for building materials of the proposed Maserati dealership. Anthony Traxler indicated this would mirror what was done for the Porsche and BMW dealerships and the Design and Review Board would ultimately have to approve a final building design and building materials. Chairman Sullivan 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 Noonan. Ayes, members Phillips, Sullivan, Knippa, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 6 ayes, 0 nays.

**OTHER ITEMS TO BE CONSIDERED OR DISCUSSED:** After Dan Noonan asked about the Hazel Avenue near Tim Horton's and if it was to be one way or two way. Anthony Traxler indicated Marty Corcoran was handling it and at this point it appears that it will remain one way but nothing is for sure yet.

**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 Noonan which was unanimously approved.