

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
MONDAY, APRIL 4, 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, Jackie Robb, Mike Hummert and Pickett Lema. Absent, Emily Knippa.

APPROVAL OF THE FEBRUARY 1, 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 #2016-11 – 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 7433 Zephyr Place. Lea O’Leary and her husband of 7428 Zephyr Place opposed the use of homes for short-term rentals. She said she didn’t like this taking place in her front yard and was concerned the ordinance did not cap the total number of days a rental could take place, she said it’s like a tourist home. Mr. O’Leary echoed his wife’s comments. Connie Stein of 7435 Zephyr Place said she lives next door and has no concerns with Airbnb. Chairman Sullivan asked the petitioner Lamira Martin how long she’d operated an Airbnb at 7433 Zephyr Place. She stated 2 years and had about 70 people rent during that time with only one bad instance when she was not there. Pickett Lema stated that our current ordinance requires owners to be on-site. Lamira Martin mentioned she must have missed that but this will not be an issue in the future. Pickett Lema mentioned other requirements to operate an Airbnb to which Lamira Martin was unaware of. Anthony Traxler handed her a copy of the ordinance and rules for operating an Airbnb. Lamira Martin said she understood the rules after Jackie Robb asked to make sure. Dan Noonan asked about the average stay and Lamira Martin said the stays typically range from 1 day to 2 weeks. 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 Robb. Ayes, members Phillips, Sullivan, Robb, Noonan and Hummert. Nays, Lema. Motion was approved with a vote of 5 ayes, 1 nays.

Petition #2016-12- Review and recommendation of a request to rezone Lot 3 of Laclede Subdivision on Manchester per Plat Book 363 Page 277 from AB Arterial Business District to PA Public Activity District to allow for the proposed expansion to the Maplewood Richmond Heights Early Childhood Center. Paul Boyer representing the MRH School District presented plans for the proposed expansion of the Early Childhood Center (ECC) which included a rezoning. He stated he was looking for rezoning approval and site plan approval. Anthony Traxler indicated that this item was not supposed to be on the agenda as it was presented tonight because it is in direct conflict with the ordinance approving the subdivision for this site and the agreement by the school district to reconstruct Burgess from Laclede Station east to the school. A revised plan was supposed to be presented tonight. Anthony also said sidewalks are required to be on both sides of the street and the school district previously agreed to do this. Mr. Boyer said it would be difficult due to topography to install a sidewalk on the south side to which Anthony Traxler said simply shift the sidewalk north. Anthony Traxler indicated the proposed location of the crosswalk would create a

safety hazard for those walking across the street because the walk is located in the worst possible spot with respect to vehicle traffic flow. Dan Noonan said the commission could approve the rezoning but the street had to be modified. Pickett Lema added the sidewalk needed to be extended and agreed with Anthony Traxler that the proposed crosswalk location was dangerous. Various commission members inquired about the plan and agreed that sidewalks should be on both sides of the road and it had to be constructed in a manner that met the prior ordinance. Chairman Sullivan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve the rezoning. Commissioner Hummert made a motion to approve, seconded by Commissioner Phillips. Ayes, members Phillips, Sullivan, Robb, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-13 – Review of a request to increase the number of allowed patrons for the Confluence Zen Community at 3544 Oxford Avenue from 10 persons to 15 persons. Sheryl Coulter and Daigaku Rumme from the Confluence Zen Community spoke to the Plan Commission regarding their request to add 5 persons to the current 10 person cap. Dan Noonan said he lives in the neighborhood and drives by frequently and did not see this as a problem. 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 a maximum of 15 people for a 12 month period of time, at which time the Zoning Administrator could extend this allowance of 15 persons provided there are no neighborhood complaints, seconded by Commissioner Phillips. Ayes, members Phillips, Sullivan, Robb, Noonan, Hummert and Lema. Nays, None. Motion was approved with a vote of 6 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: Anthony Traxler indicated there was a recent request to build a home from shipping containers which would not be allowed but this and a recent MCMA article about very small housing units being constructed in some parts of the country made this an item for consideration in Maplewood. The Commission discussed this issue and will revisit it in the future.

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 Robb which was unanimously approved.