

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
JULY 6, 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, Kevin Sullivan, Jackie Robb, Sandi Phillips, Mike Hummert and Emily Knippa. Absent Pickett Lema.

APPROVAL OF THE JUNE, 6 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: John Hendel of 7508 Ellis Avenue stated that he did not agree with the Board of Adjustment's Raising Canes decision to reduce the parking setback along Ellis Avenue. He said he wanted the setback to go back to the code requirement.

Ron Gaus of Christ Church asked for approval to open a kitchen commissary for food trucks at Christ Church. The commission asked Mr. Gaus numerous questions regarding his proposal. After the discussion Mr. Gaus indicated that he would come back next month with a request to amend the PA District to allow such a use as a conditional use.

NEW BUSINESS: Petition #2016-17 – Review and recommendation of a request for a conditional use permit to allow a catering facility at 2200 Yale Avenue. Kara Sullivan indicated she was purchasing the business and planned to operate under the same name and conditions. Anthony Traxler stated the conditional use permit is only required because of a change of ownership. 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 Sullivan, Robb, Noonan, Phillips, Hummert and Knippa. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-18 – Review and recommendation of a request for a conditional use permit to allow a restaurant with drive thru facility at 2707 S. Big Bend Blvd. Representatives from Raising Canes presented their plans to the Commission and fielded questions from members during an overhead presentation. The commission reviewed the plans and draft ordinance. 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 Sullivan, Robb, Noonan, Phillips, Hummert and Knippa. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-19 – Review and recommendation of a request for an amendment to the CB Community Business district to allow craft beer. Representatives from Craft Beer Cellar presented their plans to the Commission and fielded questions from members. The commission reviewed the plans and draft ordinance. After reviewing the draft ordinance with the petitioner, Craft Beer Cellar agreed that they could meet all conditions including the prohibition on any hard alcohol. Sandi Phillips suggested the language regarding classes in item 1. could be more generic to state classes for "craft beer related issues" and the commission agreed. 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 as amended, seconded by Commissioner Phillips. Ayes, members Sullivan, Robb, Noonan, Phillips, Hummert and Knippa. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-20 – Review and recommendation of a request for a conditional use permit to allow a sandwich shop at 2810 Sutton Boulevard. Abby Bolyard discussed her proposal to open a sandwich shop within her existing butcher shop and answered a few questions on her proposal. 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 Sullivan, Robb, Noonan, Phillips, Hummert and Knippa. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: None.

ZONING ADMINISTRATOR'S REPORT: No report was presented.

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