

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
SEPTEMBER 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, Pickett Lema, Sandi Phillips, and Emily Knippa. Absent Mike Hummert.

APPROVAL OF THE AUGUST, 1 2016 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Robb 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 #2016-22 – Review and recommendation of a request for a conditional use permit to operate a restaurant at 7325 Manchester. Joseph Daniel discussed his plans to relocate his carry out restaurant from Deer Creek Center to Maplewood Square with the Commission and answered a few questions. Chairman Sullivan then asked if there were any additional questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Noonan made a motion to approve, seconded by Commissioner Lema. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Knippa. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-23 – Review and recommendation of a request for a conditional use permit to operate a service station at 3033 S. Hanley Road. Anthony Traxler discussed the proposed change of ownership and need for the conditional use permit. Chairman Sullivan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Noonan made a motion to approve, seconded by Commissioner Robb. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Knippa. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-24 – Review and recommendation of a request for a conditional use permit to operate a restaurant at 7401 Manchester Road. Chris Rayburn of the Blue Duck discussed his plans to open a second restaurant at the corner of Sutton and Manchester. Chairman Sullivan asked which portion or how much of the site was the restaurant going to utilize. Mr. Rayburn said approximately 4,200 square feet and added that the entrance will be off of Sutton. Pickett Lema asked when he planned on opening to which Mr. Rayburn replied hopefully Thanksgiving. Chairman Sullivan then asked if there were any additional questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Noonan made a motion to approve, seconded by Commissioner Phillips. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Knippa. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-25 – Review and recommendation of a request for a conditional use permit to operate a day care facility at 3732 Cambridge Avenue. Dawn Medina discussed her plans to open a daycare facility. Ms. Medina said the State has approved the license and discussed the ratios with the Commission. Emily Knippa asked if this was related to the New Destiny Church and Ms. Medina stated that it was. She added that they have a 1-year lease with an option to purchase the

site after that. Chairman Sullivan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Noonan made a motion to approve, seconded by Commissioner Knippa. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb 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.