

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
NOVEMBER 7, 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, Pickett Lema, Sandi Phillips, Jackie Robb and Mike Hummert. Absent Emily Knippa.

APPROVAL OF THE OCTOBER, 3 2016 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Hummert made a motion to approve the minutes, duly seconded by Commissioner Lema and was unanimously approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

NEW BUSINESS: Petition #2016-27 – Review and recommendation of a request for a conditional use permit to allow a restaurant at 7405 Manchester Road – Kimcheese. No one was present to speak on this petition. The commission reviewed the staff report and draft ordinance. Chairman Sullivan 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 Phillips. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Hummert. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-28 – Review and recommendation of a request to amend the CB1 District to modify the percentage of retail sales required for day spas. The commission reviewed the staff report and draft ordinance and spoke to Alfred Schwartz of Loft Studio Salon and Spa about this requirement. After discussion the commission agreed to require 20% retail sales for this amendment. Chairman Sullivan 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 a 20% retail requirement, seconded by Commissioner Robb. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Hummert. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-29 – Review and recommendation of a request for a conditional use permit to allow a day spa at 7354 Manchester. Alfred Schwartz of Loft Studio Salon and Spa presented his plans for taking ownership of the Loft Studio on Manchester Road. Kevin Sullivan asked if this was an ownership change and Mr. Schwartz stated yes. Pickett Lema inquired about services and asked if hair was the main service provided. Mr. Schwartz said hair was his primary service but he also had 2 aestheticians and 2 manicure rooms. He added that he is 80% occupied now but hopes to be at 100% soon. Chairman Sullivan 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 Phillips. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Hummert. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-30 – Review and recommendation of a request to amend Planned Unit Development Ordinance #5724 to modify the structure setbacks for Lot 1 of the planned

development and create a new Lot 6. Michele Jainakoplos presented her plans to modify the setbacks from her initial PUD application for lot 1 and create a new lot 6 from the northern portion of the existing lot 5. Michele provided an update on her project to the Commission and spoke about using her residence as an Airbnb. Michele asked if she could allow Airbnb at other locations in her PUD and Anthony Traxler indicated no and explained the ordinance and rules regarding home ownership and hosts residing on-site during visits for Airbnb. Chairman Sullivan 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 Phillips. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Hummert. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2016-31 – Review and recommendation of a request for a conditional use permit to allow an Airbnb at 7113 South Street. Michele Jainakoplos presented her plans to utilize her personal residence at 7113 South Street. The commission reviewed the plan showing the available on-site parking and reaffirmed the Airbnb rules to Michele who stated she understood. Chairman Sullivan 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 Phillips. Ayes, members Sullivan, Noonan, Phillips, Lema, Robb and Hummert. Nays none. Motion was approved with a vote of 6 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: Sandi Phillips stated she was going to attend all of the Plan Commission modules at UMSTL and added that Emily Knippa was also going to attend a few sessions.

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 Hummert which was unanimously approved.