

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
MARCH 1, 2021**

CALL TO ORDER: The meeting of the Maplewood Plan and Zoning Commission was called to order by Chairperson Sullivan at 7:00 p.m. via Zoom.

ROLL CALL: Present were members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker.

APPROVAL OF THE FEBRUARY 1, 2020 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Noonan made a motion to approve the minutes, duly seconded by Commissioner Vanden Akker and was approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

#2021-2 – Review and recommendation of a request to rezone a portion of 3117 S. Big Bend Blvd (between 7532 & 7536 Flora Avenue) from PUD Planned Unit Development District to SR Single Family Residential District. The Plan Commission reviewed the staff report and handouts and Anthony Traxler provided a background on this petition and the following petition #2021-3. Commissioner Noonan made a motion to approve the petition, seconded by Commissioner Lema. Ayes, members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker. Nays, none. Motion was approved with a vote of 5 ayes, 0 nays.

#2021-3 – Review and recommendation of a request for a minor subdivision plat to subdivide 3117 S. Big Bend Boulevard, also known as 7534 Flora Avenue. The Plan Commission reviewed the staff report and handouts. Commissioner Noonan made a motion to approve the petition, seconded by Commissioner Vanden Akker. Ayes, members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker. Nays, none. Motion was approved with a vote of 5 ayes, 0 nays.

#2021-4 – Review and recommendation of a request for a conditional use permit to operate a dance school at 7405 Manchester Road. Amanda Fedor and Emily Mitchel presented their plans to open a dance studio at 7405 Manchester Road. Amanda Fedor stated their dance studio has operated in Brentwood for the past 30 years and are excited to move to Maplewood. Pickett Lema asked about availability of parking and Amada Fedor stated there is an off street parking lot to the rear of the site. Amber Withycombe asked if there is a rear entrance for parents waiting for their children, Amanda Fedor stated there is a rear entrance. Commissioner Noonan made a motion to approve the petition, seconded by Commissioner Withycombe. Ayes, members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker. Nays, none. Motion was approved with a vote of 5 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: Amber Withycombe asked if Anthony Traxler could email the flyer the City had for the town hall that listed Maplewood's affordable housing to the Commission.

ZONING ADMINISTRATOR'S REPORT:

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