

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF JANUARY 9, 2023**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on January 9, 2023 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Chair Claude Buchheit.

Members present: Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Stephen Wesche, Lyle Woodruff, Chair Claude Buchheit

Members absent: Kerstin Adelt, Ricky Breneman

Also present: Jerry Grimmer, Ex-officio  
Zach Greatens, Planning & Zoning Officer  
Sue Glazer, Recording Secretary

**1. APPROVAL OF MINUTES**

Mr. Teahan moved, and it was seconded by Mr. Gillming, to approve the minutes of December 12, 2022. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

Mr. Woodruff moved, and it was seconded by Mr. Teahan to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

**3. PUBLIC HEARINGS**

**#22-PZ-22 Request to amend Special Use Permit, Ordinance No. 18-14, to expand the existing building located at 11635 Oakbury Ct., as provided in the Bridgeton Zoning Ordinance, under Section 410.120 of the R-2 Single-Family Dwelling District. Submitted by R-3 School District of Pattonville, c/o Brandon Harp with Civil Engineering Design Consultants.**

Chair Buchheit opened the public hearing. Mr. Greatens said this is a request to amend Special Use Permit Ordinance No. 18-14 which was approved in 2018. This proposal is for building additions and fire lane modifications at Bridgeway Elementary School. It is zoned R-2 Single Family Dwelling District. Mr. Greatens gave background information regarding the SUP. In 1991, an SUP was approved for use as an elementary school and building additions. In the 1990's, the SUP was amended for building additions. In 2018, an amended SUP was approved to completely reconfigure the cul-de-sac on Oakbury and redesign for improved vehicular circulation. The current proposal requires another amended SUP because it is for significant additions. Mr. Greatens showed several slides showing the site and the proposed additions and fire lane modifications. The site is surrounded by all detached single-family homes. It is zoned R-2 and surrounded by R-2 and some R-3 zoning. He also showed a slide showing the site plan. Mr. Greatens said the proposal is consistent with the Future Land Use Map of the Comprehensive Plan. There is no proposed work in the right-of-way. The access and circulation will remain the same. There will be some improvements to the existing fire lanes. The parking remains in compliance with the Zoning Ordinance. The proposed additions will not change the existing land use of the property. There will be no negative impact on the surrounding neighborhood.

Staff's recommended conditions of approval:

1) A landscaping plan shall be submitted to the Department of Public Works for final review and approval prior to building permit approval.

2) The conditions approved by Ordinance No. 18-14 shall remain in effect.

Mr. Greatens showed several slides of the site plan and elevation drawings, which was also included in the staff report.

The applicant, Mr. Yosef Howley, Civil Engineer with CEDC, came forward. Mr. Howley said this is another amendment to the SUP. Chief Buchheit asked what is their timeline. Mr. Howley said probably this summer. Mr. Greatens said he had a meeting with the architect before this request was submitted, and he said they would like to start construction as soon as the last day of school is over this year.

No one came forward to speak regarding the application.

Chair Buchheit closed the public hearing.

**Mr. Gillming moved, seconded by Mr. Woodruff, to approve Application #22-PZ-22, with conditions.**

Roll Call Vote:

Ayes: Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Stephen Wesche, Lyle Woodruff, Chair Claude Buchheit

Nays: None

Members absent: Kerstin Adelt, Ricky Breneman

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #22-PZ-22 will be forwarded to the City Council for public hearing and further action.

**#22-PZ-23 Request to amend multiple sections of the Bridgeton Zoning Ordinance to modify regulations related to various commercial land uses. Submitted by the City of Bridgeton.**

Mr. Greatens said this is a follow up on the discussion at the December 12, 2022 P&Z meeting regarding potential changes to the Zoning Ordinance. This involves the B-2, B-3, B-4 and M-1 District regulations for specific commercial land uses. Generally, it moves certain land uses to more appropriate zoning districts and requires the appropriate review procedure. Mr. Greatens said he still has to do more research on some of the other potential text changes and will bring them back at a future P&Z meeting. The proposed revisions to the Zoning Ordinance would include:

- 1) Banquet Hall – remove from permitted uses in the B-2 and B-3 District and move to permitted uses with a special use permit.
- 2) Tobacco Accessory Shop – remove from permitted uses with a special use permit in the B-2 and B-3 Districts. It would be added to the B-4 and M-1 Districts under permitted uses with a special use permit.
- 3) Medical or Dental Clinic – add to B-3, B-4 and M-1 Districts as a permitted use with a special use permit.
- 4) B-3 Travel/Entertainment Services District permitted uses – add multiple retail permitted uses to the B-3 District that are also permitted uses in the B-2 District.

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Mayor Briggs came forward to discuss banquet centers. He said there have been some issues with banquet centers and the police being called to handle large crowds and unruly behavior. He said the City needs to put some regulations on banquet centers and require a special use permit for any new banquet center wanting to open in the City.

Chair Buchheit closed the public hearing.

**Mr. Woodruff moved, seconded by Mr. Gaston, to approve Application #22-PZ-23.**

Roll Call Vote:

Ayes: Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Stephen Wesche, Lyle Woodruff, Chair Claude Buchheit

Nays: None

Members absent: Kerstin Adelt, Ricky Breneman

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #22-PZ-23 will be forwarded to the City Council for public hearing and further action.

**4. PENDING MATTERS**

There were no "Pending Matters."

**5. OTHER BUSINESS**

There was no "Other Business."

**6. STAFF UPDATE**

Staff updated the Commission on upcoming projects. The next meeting is on February 13, 2023.

**7. EX-OFFICIO REPORT**

Mr. Grimmer gave an update on current business.

**8. ADJOURNMENT**

It was moved by Mr. Woodruff and seconded by Mr. Teahan, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:35 p.m.

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Claude Buchheit, Chair