

**BRIDGETON PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING OF FEBRUARY 8, 2021**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on February 8, 2021 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Chairman Claude Buchheit.

Members present: Kerstin Adelt, \*Joy Bush, Jim Gaston, Keith Gillming, Joe Holtsnider, Chris Peoples, \*Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

**\*Joy Bush and Bob Teahan joined meeting via conference call**

Members absent: None

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

**1. APPROVAL OF MINUTES**

Mr. Woodruff moved, and it was seconded by Ms. Adelt, to approve the minutes of December 14, 2020. **On a voice vote the motion carried and the minutes were approved.**

**2. APPROVAL OF AGENDA**

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

**3. PUBLIC HEARINGS**

**#21-PZ-01 Request to amend the “M-3(e) District – A Portion of Bridgeton Square Business Center” Planned Manufacturing District, to add “Medical or Dental Clinic” as a permitted land use. Submitted by Derek Vadnal, D.M.D.**

Chairman Buchheit opened the public hearing. Mr. Greatens said due to the inclement weather, two members requested to join by conference call. After discussing with the City Attorney, Mr. Greatens wanted to make sure that the applicant is aware that there are two members joining via conference call, and he asked the applicant if he would still like to move forward with Planning Commission voting on the application tonight. The applicant said he would like to move forward.

Mr. Greatens explained the procedure for text amendments. He said this application is a request to amend the “M-3(e)” Planned Manufacturing District, a portion of Bridgeton Square Subdivision. Mr. Greatens referred to the map showing the site. He said there are 10 (ten) parcels and 9 (nine) buildings in this Zoning District. The “M-3(e)” District was created in 1983. There was concern by the developer about these parcels because there was a lack of visibility from McKelvey Road. The developer wanted to add some land uses that did not necessarily depend on that frontage or visibility. They added wholesale uses and warehouse distribution uses. He said originally medical and dental clinics were permitted uses in this District. In 2015, the City amended the Zoning Ordinance related to office uses. The text amendment reclassified medical/dental clinics as their own land use, rather than general office use. When this happened, the “M-3(e)” District was not addressed even though some of the buildings in this District were built for medical office purposes. The existing medical/dental clinics in this District became non-conforming. It was no longer a permitted use. The applicant is seeking approval for a text amendment to add “medical or dental clinic” as a permitted use to the “M-3(e)” District. Mr. Greatens said it is staff’s opinion that this is correcting something that should have been done years ago. It would be an ideal permitted use in this Zoning District and consistent with the Comprehensive Plan.

The applicant, Derek Vadnal, 11520 St. Charles Rock Road, Bridgeton, MO, came forward. Dr. Vadnal said he is in the process of purchasing the building that was previously a medical office and is located in the "M-3(e) District. He has had his practice in Bridgeton at 11520 St. Charles Rock Road since 2004. He wants to move his existing practice to this location.

No one came forward to speak regarding the application.

Chairman Buchheit closed the public hearing.

**#21-PZ-01 Request to amend the "M-3(e) District – A Portion of Bridgeton Square Business Center" Planned Manufacturing District, to add "Medical or Dental Clinic" as a permitted land use. Submitted by Derek Vadnal, D.M.D.**

**Mr. Woodruff moved, seconded by Ms. Adelt, to approve Application #21-PZ-01.**

Roll Call Vote:

Ayes: Kerstin Adelt, Joy Bush, Jim Gaston, Joe Holtsnider, Keith Gillming, Chris Peoples, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Nays: None

Members absent: None

The motion to approve **carried** on a vote of (9 for – 0 against), and Application #21-PZ-01 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. There will be no meeting on February 22, 2021.

**7. EX-OFFICIO REPORT**

Mr. Grimmer gave an update on current business.

**8. ADJOURNMENT**

It was moved by Mr. Woodruff and seconded by Mr. Holtsnider, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:30 p.m.

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Claude Buchheit, Chairman