

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF FEBRUARY 13, 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 February 13, 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: Kerstin Adelt, Ricky Breneman, Jim Gaston, Keith Gillming, Narda Jenner, Vincent Pavia, Bob Teahan, Stephen Wesche, Lyle Woodruff, Chair Claude Buchheit

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 January 9, 2023. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARINGS

#23-PZ-01 Request to amend Special Use Permit, Ordinance No. 16-28, to incorporate the property at 12712 St. Charles Rock Road into use by the adjacent QuikTrip, an automobile service station with convenience store at 12700 St. Charles Rock Road, to expand said use with the addition of diesel fuel pumps and a canopy, as provided in the Bridgeton Zoning Ordinance, under Section 410.130.E.2.d of the B-3 Travel/Entertainment Services District. Submitted by QuikTrip Corporation, c/o Gwen Keen.

Chair Buchheit opened the public hearing. Mr. Greatens said this is a request to amend the previously approved special use permits for Quik Trip. The property is zoned B-3 Travel/Entertainment Services District. Mr. Greatens referred to the map on the screen showing the property. The map showed the surrounding property and surrounding zoning. The property is just under two (2) acres. The request is to amend the special use permit (SUP) in order to redevelop this site to build diesel fuel pumps and canopy to allow room for tractor trailers and large commercial vehicles. It would involve significant grading and removing of some trees and adding retaining walls. The original SUP was in 2002 when the service station and convenience store was built; in 2011 they obtained approval for the sale of packaged liquor; and in 2016 approval to expand the convenience store. This is consistent with the Land Use Map and the Comprehensive Plan. Mr. Greatens said in the staff report it explains that the applicant hired a consultant to do a traffic impact study. He said this location is a St. Louis County right-of-way. St. Louis County Department of Transportation and Public Works reviewed and approved the traffic impact study. In the study, they determined that the traffic generation is not significant enough to require any changes of the nearby signalized intersections or any of the right-of-way. The proposed entrance will require St. Louis County Department of Transportation approval before they can build it. Parking will remain in compliance with the Zoning Ordinance. It is compatible with the surrounding land uses and surrounding zoning districts.

Staff recommended the following conditions of approval:

- 1) The use of the subject property authorized through the amended special use permit shall be for diesel pumps with a canopy as shown on the site plan documents. Any further expansion of the use such as additional buildings shall require approval of an amendment to the special use permit.
- 2) A landscaping plan shall be submitted to the Department of Public Works for final review and approval prior to building permit approval. The plan shall depict the location of trees and vegetation that is proposed to remain as well as the location and species of any new proposed trees or shrubs. All landscaping shall be installed according to the approved plans prior to operation of the expanded use. Additional trees shall be planted near the western property line as approved by Public Works staff to provide sufficient screening for the property to the west.
- 3) Outdoor storage of wrecked or inoperable vehicles, tires, auto parts, or other material and equipment shall not be permitted.
- 4) Off-street parking and loading areas shall be kept free of trash and litter at all times. All paved surfaces shall be maintained in good condition.

Mr. Greatens showed several pictures of the site. He said there will also be a weigh scale. He showed the site plan on the large screen. It shows the new entrance with the location of the canopy, pumps, truck parking and enough room for tractor trailers to turn and maneuver. They are proposing some underground storm water detention, as well as a new storm water detention facility, which is under the review of MSD.

Mr. Wesche asked if the light is going to impact the mobile home area. Mr. Greatens said for redevelopment projects when they go through site disturbance permits and final approval of the site plan, they require a photometric plan. They take a look at how it impacts surrounding property.

Ms. Adelt asked about the size of the trees to be planted. Mr. Greatens said when they reviewed the SUP for the landfill site, they required a minimum caliber of 2.5 inches. He said if you go with too large of a caliber, then you decrease the odds of survival.

Mr. Wesche asked about the project timeline. Mr. Greatens said he will defer that to the applicant to answer.

Chair Buchheit said he thought they should add two more conditions: No overnight parking and no extended idling of vehicles.

Mr. Gillming asked how high are the retaining walls? Mr. Greatens said it is about ten (10) feet at the highest point. This wall is visible from St. Charles Rock Road. There is also a retaining wall proposed along the property line next to the landfill property line. The highest point is about five (5) feet and tapers down. Chair Buchheit asked if it will require a fence on it. Mr. Greatens said a four (4) foot fence is proposed on this retaining wall. He said the taller wall does not have a fence proposed to be on it. There was discussion about having a railing. Mr. Greatens said they could have a condition stating that it be code compliant for fall protection on top of the retaining walls. Mr. Gillming asked how the trucks get out of the lot. Mr. Greatens said the engineer provided a truck turning maneuvering diagram so they would have room to turn around and come back out the large entrance.

Mr. Woodruff asked if there will be an attendant under the canopy or do the drivers have to go into the store to pay the bill. Mr. Greatens said he will defer that question to the applicant.

The applicant, Ms. Gwen Keen, Real Estate Project Manager for QuikTrip, came forward. Ms. Keen said they will be doing a photometric. All the lighting is downcasted and shielded. Ms. Keen talked about the landscaping. She said they usually look for a tree that matures in two to three years of its planting. She said they have had discussions about talking to the landfill to coordinate with them about plantings. She said the trucks will be able to maneuver and turn around. She said currently there seems to always be a tractor trailer parked at this QuikTrip. She said with the purchase of this additional property, they can provide some of the services without expanding into a full truck stop. She said this is not a truck stop. They call it a fuel stop. They wanted to include parking for the trucks. They anticipate this being for local trucks. Trucks that are on shorter runs, like St. Louis to Kansas City. The truckers do not want showers or lounges. They just want to get in and out. There will be signs indicating where the trucks should exit. They felt it was necessary to have cross-access between the two lots because some of the customers have diesel cars. It is their intention to fully plat this and make it into one parcel. Regarding the retaining walls she said she is surprised they do not have a fence on the larger wall. She said she does not foresee any issue putting a fence on this wall. She said it becomes a challenge to say 'no overnight parking.' She said the better language might be to say 'no long-term parking.' They can add signs that say 'Per City Ordinance, no long-term parking and no idling.' She said there will be no attendant under the canopy, but with this addition they will likely hire a couple of additional employees to handle the influx they expect.

Mr. Woodruff said some truckers may be idling under the canopy after they fill up and go inside to get some food and they might be there 20 minutes. Ms. Keen said that is why they have the pull-up bar to park. She said they do not have any intentions of expanding the store at this time.

No one came forward to speak regarding the application.

Chair Buchheit closed the public hearing.

The Board discussed adding the conditions regarding long-term parking and idling.

The Board added the following condition to the conditions suggested by staff and listed above:

"No long-term parking over 12 hours shall be allowed and no extended idling shall be allowed."

Mr. Greatens corrected a statement he made earlier. He said that a fence was not proposed on the large retaining wall, but a fence is being proposed for it.

Mr. Wesche moved, seconded by Mr. Breneman, to approve Application #23-PZ-01, with conditions, as amended.

Roll Call Vote:

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

Nays: None

Members absent: None

The motion to approve **carried** on a vote of (10 for – 0 against), and Application #23-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. The next meeting is on March 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 7:48 p.m.

Claude Buchheit, Chair