

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF MARCH 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 March 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, Joe Holtsnider, Chris Peoples, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Members absent: Keith Gillming

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 Mr. Peoples, to approve the minutes of February 8, 2021. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARINGS

#21-PZ-02 Request for rezoning approximately 6.31 acres of land located at 3641, 3655 and 3657 Pennridge Drive from “B-3” Travel/Entertainment Services District to “M-3” Planned Manufacturing District. Submitted by Bamboo Equity Partners, c/o Dan Dokovic.

Chairman Buchheit opened the public hearing. Mr. Greatens said this is a request to rezone to a Planned Manufacturing District (PMD) for these three parcels located in the “B-3” District. Mr. Greatens reviewed the procedures for a rezoning request. He said signs were posted at the property with notification to adjacent property owners of this Public Hearing. Mr. Greatens said PMDs may be requested when the site is at least three (3) acres in size. The purpose is to encourage a high quality of design and site planning and for a combination of commercial and manufacturing land uses, where appropriate. With a PMD, a new set of district regulations is created to accompany this new district. It includes types of specific regulations for permitted land uses, setbacks, landscaping and any other applicable requirements. These districts (PMD’s) are depicted as “M-3” on the official zoning map. Every district may include a mix of uses from all four (4) commercial districts and manufacturing districts or any other specific districts that are approved by City Council. Mr. Greatens showed on the large screen the site and the surrounding property. He said there are two vacant hotels located on the property and an undeveloped parcel. It has been a number of years since the hotels were operated in a successful manner and have been vacant for a while. This is an area that is in need for redevelopment. Mr. Greatens said there is a floodplain on the eastern side of the site as shown on the map. This means the area depicted as floodplain is not suitable for any buildings. Mr. Greatens showed a zoning map of the site and surrounding properties. He also showed several photographs of the site. It is staff’s opinion that the proposed rezoning to the “M-3” District would be consistent with the Comprehensive Plan. The future land use map in the Comprehensive Plan shows the site as commercial. The description of future land use categories among the commercial uses includes commercial service, office, retail, mixed use and warehouse/distribution. The Comprehensive Plan also

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states, "Areas designated as commercial are intended for a wide range of office, laboratory, business, retail, restaurant, hospitality, medical, warehouse, distribution, light industrial uses and any mix of said uses." It also lists appropriate zoning districts for the areas depicted as commercial, which includes any "B" districts, any "B-5" Planned Commercial Districts, and any "M-3" Planned Manufacturing Districts. Staff coordinated with the applicant to draft the proposed "M-3" District regulations for this site. The goal was to incorporate certain land uses permitted in the "B-4" and "M-1" Districts that would still be compatible within the existing "B-3" Districts. Certain land uses permitted in "M-1" that have potential for more impact on adjacent properties were excluded, such as outdoor storage of industrial material or any large-scale manufacturing uses. The proposed development regulations help enhance the appearance of any proposed development as well as protect sensitive portions of the site, such as the floodplain area. Mr. Greatens said even though the applicant included some conceptual images of potential development if this is approved, this request is for rezoning the property and not for approving the proposed development. If the rezoning is approved, they could potentially move forward with the proposed development. Staff analyzed the site to see if it is appropriate to rezone to an "M-3" District. Mr. Greatens said it is staff's opinion that "M-3" is ideal for this site. The neighborhood surrounding the site is a transitional area with commercial uses along St. Charles Rock Road and the Industrial Park to the east. The site is also adjacent to a residential land use, a mobile home community. For these reasons, it is staff's opinion that the subject site is ideal for a planned manufacturing district because they allow more flexibility than some of the traditional zoning districts. They would be able to improve this property while reducing impact on the adjacent residential property. The regulations for this "M-3" District were included in the staff report.

Mr. Teahan asked about the fence behind the property next to the mobile home park. Mr. Greatens read from the regulations that were included in the staff report regarding landscaping and screening requirements. The regulations list various plantings, trees and shrubs to use as screening. It also states that a solid fence with a minimum height of six (6) feet shall be installed along the property line. Mr. Greatens said an eight (8) foot fence would probably be more ideal. He said ideally the fence would be on the property line and then a 15-foot landscaping strip next to it. The fence that is currently there is in disrepair. Chairman Buchheit asked if the trailers at the mobile home park are individually owned. Mr. Greatens said the mobile homes are on two (2) parcels and are owned by Terrisan Commons and they lease the pods to the individuals. Each person owns their own trailer. Chairman Buchheit asked if a mobile home is in disrepair, can they be replaced. Mr. Greatens said that in the past they have been able to replace them. Mr. Peoples asked if this rezoning gets approved, does the applicant have to submit a formal site plan. The only way the Planning Commission would review a site plan is if the applicant would submit any special permitted uses. If it is permitted by right, the review would all be internal and administrative.

The applicant, Dan Dokovic, 600 Emerson Road, Creve Coeur, MO, came forward. Mr. Dokovic said they looked at this site for about six (6) months. They did an analysis of the site to see what they could do with it. The current hotels are in bad disrepair. They are not valuable as they stand right now. They are proposing to tear down the hotels and create an office/warehouse. They looked at other businesses that would conform to the current zoning. He said at this point because of the pandemic and the way the economic projection is moving, they have not seen any uses that could move along with the current zoning. He said there is a huge need for office/warehouse. He showed a picture of the conceptual drawing of the building they are proposing. They would also improve the landscaping of the area. Chairman Buchheit asked Mr. Dokovic if this is approved, how long would it take to demo the buildings. Mr. Dokovic said as soon the City Council approves it, they would like to start the work. He said for total construction of the building, they are looking at 9 to 10 months to complete it.

No one came forward to speak regarding the application.

Chairman Buchheit closed the public hearing.

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Mr. Woodruff moved, seconded by Mr. Gaston, to approve Application #21-PZ-02.

Roll Call Vote:

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

Nays: None

Members absent: Keith Gillming

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #21-PZ-02 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 March 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. Peoples, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:55 p.m.

Claude Buchheit, Chairman