

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 8, 2015**

COMMISSIONERS **CITY OFFICIALS AND STAFF**

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

Mike Clement, Alderman, Ex-Officio member
Melissa Barklage, Recording Secretary

CASES **REPRESENTATIVES OF CASES**

CASE #15-SUP-008 --A request is made by Mr. Jie Bin Chen of Sushi Ai dba Sushi Japan to operate a restaurant with sales of liquor by the drink for consumption on the premises at 471 Lafayette Center.

- **Jie Bin Chen**
471 Lafayette Center
Manchester, MO 63011
314-550-8070
Sushi Ai, LLC

CASE #15-SUP-009 – A request is made by Andrew Shaw of Little Tokyo Restaurant to operate a restaurant with liquor sales or consumption on the premises at 61 Nationalway Shopping Center.

- **Andrew Shaw**
61 Nationalway Shopping Center
Manchester, MO 63011
314-603-0295
Little Tokyo Restaurant

CASE #15-SUP-010 – A request is made by Jacob Eldridge of Manchester 17, LLC to operate a restaurant with liquor sales or consumption on the premises at 17 Nationalway Shopping Center.

- **Jacob Eldridge**
17 Nationalway Shopping Center
Manchester, MO 63011
314-600-1600
Manchester 17, LLC

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of June 8, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Excused		
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Labit made the motion to approve the minutes of the April 27, 2015 meeting. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Fluchel made the motion to approve the agenda as presented. Commissioner Labit seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. CASE # 15-SUP-008** – A request for a Special Use Permit has been made by Jie Bin Chen of Sushi Ai dba Sushi Japan to operate a restaurant with sales of liquor by the drink for consumption on the premises at 471 Lafayette Center. The property is zoned C-1 Commercial District.

Speaking for the case is Jie Bin Chen. Mr. Chen explains how he had to close down Ichiban, LLC in 2014 so now he has to apply for a Special Use Permit again under the new business name, Sushi Ai. The restaurant has seating for seventy (70) persons and sells Japanese and Chinese food. Chairman Truesdell asked if this is the restaurant with the conveyor belt and Mr. Chen said they closed it down so that the food would be served fresher.

Recording Secretary Barklage reported that the original Special Use Permit was applied for under his prior business, Ichiban, LLC, which was terminated, and now he operates Sushi Japan under the name of Sushi Ai. Recording Secretary Barklage said there are two types of Special Use Permits allowed in C-1 zoning, one for a restaurant with a drive-in, the other for a restaurant that sells liquor by the drink for consumption on the premises. Mr. Chen is applying for a special use for a restaurant, in particular one that sells alcohol, for he wishes to continue to sell alcohol. He had been previously been issued a liquor license without a proper special use, but it was found when renewing his liquor license that he did not have the Special Use to continue to sell. He has been asked to discontinue the sale of alcohol until the proper permit is applied for. This permit is to make sure everything is in compliance so they may continue operating their business as they had in the past. The staff recommendation is for a favorable recommendation of the Special Use Permit.

Commissioner Labit commented that he is happy that Mr. Chen was still in business and doing well. He had no questions for the petitioner.

Commissioner Labit made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-008. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- B. CASE #15-SUP-009** – A request for a Special Use Permit has been made by Andrew Shaw of Little Tokyo Restaurant to operate a restaurant with liquor sales or consumption on the premises at 61 Nationalway Shopping Center. The property is zoned PBD Planned Business Development District.

Speaking for the case is Andrew Shaw. He is seeking a Special Use Permit to reopen Tokyo Restaurant under the name Little Tokyo. His out of pocket expenses will be limited because most everything is there to operate. He is looking forward to starting his own business.

Recording Secretary Barklage reported that the purpose of a Special Use Permit at this restaurant is that the Planned Business District requires a Special Use Permit. Tokyo Steakhouse had been in business before the Planned Business District was developed so they did not have a Special Use to transfer to the new owners, who now have to obtain a new Special Use. Staff recommends approval of the Special Use.

Alderman Clement asked Mr. Shaw if he had any previous experience operating a business. Mr. Shaw says he opened and ran a restaurant in Dallas and worked in several other places in the Texas area. Alderman Clement wished Mr. Shaw luck. Alderman Clement had no further questions.

Commissioner Fluchel asked about the minor renovations he plans on. Mr. Shaw said the carpet will be removed, new refrigeration will be added, and everything will be thoroughly cleaned. Commissioner Fluchel had no further questions.

Chairman Truesdell asked about the hoods over the grills. Mr. Shaw said the five (5) gas grill have hoods but the five (5) electric grills do not, so hoods will be added over the electric grills. Mr. Shaw hopes to employ forty-five (45) people. He aims to open the restaurant in two to two and a half months.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-009. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- C. CASE #15-SUP-010** – A request for a Special Use Permit has been made by Jacob Eldridge of Manchester 17, LLC to operate a restaurant with liquor sales or consumption on the premises at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business Development District.

Speaking for the case is Jacob Eldridge. He would like to do something similar to the restaurant with a liquor license and dancing that have previously been in that space, only with more longevity. Mr. Eldridge then presented the Commission with letters of recommendation that were written in his behalf. He plans on painting, working on the floor, and doing a thorough cleaning. Chairman Truesdell asked what kind of condition the building is in. He stated that it needs a thorough cleaning, but that everything in the kitchen is there and in good condition. He hopes to put up some false walls for privacy between the bar and ladies restroom.

Recording Secretary Barklage reported that the Special Use Permit would need to be obtained for this business because the time frame for a Special Use Permit has expired. The last occupant ceased operation in 2013 and the property has sat vacant since then. The type of Special Use is a restaurant with the sale of liquor. Staff recommends favorable recommendation to the Board of Alderman.

Commissioner Labit asked about the number of employees and how many days a week the restaurant would be open. Mr. Eldridge hopes to employ twenty (20) people full time and be open seven (7) days a week, from 11pm to 1:30 am. There will be lunch and dinner and, depending on feedback from patrons, a late night meal. Commissioner Labit asked why it would be open until 1:30 am, as opposed to midnight. Mr. Eldridge says the restaurant will have a sports bar type theme, with pizza, pasta, sandwiches, and Cajun food served with live music. Commissioner Labit then asked if there would be

a professional level chef type kitchen. Mr. Eldridge’s cousin is a professional level chef and he is in negotiations to work with him. His cousin will at least influence the menu. Commissioner Labit had no further questions.

Commissioner Fluchel asked about Mr. Eldridge’s experience in the restaurant business. Mr. Eldridge has done marketing and events in the restaurant and bar business for the last ten (10) years. Commissioner Fluchel had no further questions.

Mayor Willson described experiences, specifically staffing issues, with the previous restaurant. Mr. Eldridge said staffing will not be an issue for him. Mayor Willson said the previous business considered putting a patio or deck up on the east side, which Mr. Eldridge said they have considered and estimated for a stamp concrete patio, but that he will consider that more seriously once they get on their feet. Mayor Willson wished them well. Marketing has been Mr. Eldridge’s expertise for a while so he believes it will help him be successful. Mayor Willson had no further questions.

Chairman Truesdell asked what they plan on doing about signage and how they will tell people that this is a long-term restaurant run by professionals. Mr. Eldridge will sandblast and rehab the sign and believes a patio area would spark interest and activity. He will utilize social media marketing and heavily involve the staff in marketing, as well. Chairman Truesdell had no further questions.

Commissioner Labit made the motion to make a favorable recommendation to the Board of Alderman on CASE # 15-SUP-010. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

7. PLANNING AND ZONING DIRECTOR’S REPORT

Recording Secretary Barklage informed the Commission that a case for a Special Use Permit was recently submitted too late for this meeting so there will be a Commission Meeting on June 22. They are looking to move into Enchanted Parkway and have already signed a lease. There may be another site plan.

Joey B’s submitted their zoning approval for the interior and patio work. Culver’s is nearing the end of their reviews with St. Louis County so they should be submitting for demolition soon. The property owner of the building where Michaela’s was may be interested in selling and his wife has opened a new restaurant in the building called Flames of California and should be opening for business shortly. Staff approved a Special Use transfer.

8. EX-OFFICIO’S REPORT

Alderman Clement updated the Commission about the cases coming before the Board of Alderman. The revision to the definition of “family” was recently approved. The site distance text amendment was approved. Joey B’s went through quickly under emergency legislation with approval.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Mayor Willson notified the Commission of the new community outreach police officer that works with planning and zoning. Mayor Willson described the officer’s duty, which includes approaching people who had not been responding to the code violation officer’s approach. They say it has been going well. Commissioner Labit questioned the necessity of both a community outreach police officer and a code violation officer. Recording Secretary Barklage described the benefit this position has brought to the department, especially with business license compliance. Alderman Clement continued, explaining that the code violation officer has other issues to deal with, so this position is quite helpful to him.

Commissioner Fluchel asked about the status of the search for a new Planning & Zoning director. Mayor Willson updated the Council that the potential director will meet with the Alderman on Tuesday, June 9.

Chairman Truesdell asked Alderman Clement about a stop sign on LaFeil and LeManns Rd that someone complained about and who the man should lodge a complaint with. Alderman Clement stated that it's a city road so they would notify the City of an issue with a stop sign.

Mayor Willson brought up the clean audit with the highest rating that was recently received by the City.

10. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of June 8, 2015 at 7:37 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Respectfully submitted by:
Melissa Barklage, Recording Secretary

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