

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 11, 2014

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
Jason Truesdell, Chairman (2018) James Labit, Secretary (2016) Joni Korte (2016) Tom Brown (2017) Jack Fluchel (2015) Mark Smith (2018) Dave Willson, Mayor	Mike Clement, Alderman, Ex-Officio member Franz Kraintz, Planning and Zoning Director Melissa Barklage, Recording Secretary

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
<u>NUMBER</u>	
A. <u>CASE #14-SUP-007</u> – A request is made by Mr. Kevin Morrell of KDM Enterprises, LLC, d/b/a Jimmy John’s to open a fast-food restaurant with a drive-thru at 28 Stonegate Center. The property is zoned C-2 Commercial.	<ul style="list-style-type: none"> • Kevin Morrell <i>KDM Enterprises</i> 878 Pebblefield Terrace Ballwin, MO 63021 314-280-8801

1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning meeting of August 11, 2014 to order at 7:04 p.m.

2. ROLL CALL

Commissioner 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	Present	Director Franz Kraintz	Present
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Labit made the motion to approve the minutes of July 14, 2014 as presented. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

4. **APPROVAL OF AGENDA**

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

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

5. **OLD BUSINESS**

A. **No Old Business**

6. **NEW BUSINESS**

B. CASE #14-SUP-007 - A request is made by Mr. Kevin Morrell of KDM Enterprises, LLC, d/b/a Jimmy John's to open a fast-food restaurant with a drive-thru at 28 Stonegate Center. The property is zoned C-2 Commercial. Mr. Morrell and his brother, Dan, are owners of a Jimmy John's franchise. They have one other Jimmy John's store in Eureka, MO. The part of their excitement of moving in this space in Stonegate Center is because of the potential of a drive-thru. Jimmy John's works to have orders made and out the door in 30 seconds. Drive thru would be a good compliment to their product. He believes the location in Stonegate would be ideal for Jimmy John's as well as an attraction to the center itself and to business in Manchester.

Director Kraintz stated that staff doesn't take any issue with what Mr. Morrell has stated. In review of the proposed tenant space, staff was mindful of the parking spaces along the wall and concerned with geometrics of circling traffic through the lot. There are some handouts that were given this evening with a sketch of the drive-thru window. As staff surveyed the layout of the space, Director Kraintz pointed out that the drive-thru window may need to be moved forward but that Mr. Morrell could review that with his architects and engineers. The loss of 8 parking spaces doesn't make it out of compliance. This part of the center is underutilized even with other new tenants in the area. The parking circulation does appear to work in the lot.

Chairman Truesdell asked if the Ship & Mail Center's U-haul rental trucks would be parked in this same area. Director Kraintz advised the Commission of where the trucks would be located on the map. The trucks will be on the other side of the parking lot closer to Meramec Station.

Commissioner Korte has no issue with a Jimmy John's at that location. Commissioner Korte asked if there would be any cars that would be coming from behind the building. Mr. Morrell stated that there are mostly garbage trucks that use this access, not customers to Stonegate Center. Commissioner Korte asked about what Jimmy John's hours of operation would be. Mr. Morrell stated that a final determination on that has not been made but typically the store would be open from 10:30 am to 9:30 pm 7 days a week. Mr. Morrell expects to hire around 30 employees for the new store. Mr. Morrell also noted that they have an unusual drive-thru situation at their location in Eureka but that there is not a problem with stacking in that parking lot because of the speed of service at the store.

Commissioner Brown asked how many would be going through the drive-thru at a time during rush time. Mr. Morrell said that he doesn't know for sure what the number will be. They feel they are in a good spot to service several customers. It may be busier when they first open and that may result in some stacking but after a couple of month, it should become much more manageable. Commissioner Brown expressed his concern over the congestion in the parking that could happen. Commissioner Brown then asked when they would like to open. Mr. Morrell stated they would like to open as soon as possible but that would probably happen around late November or early December of this year.

Mayor Willson asked him about the possibility of someone hitting the bollard while navigating through the drive-thru. Mr. Morrell explained that the menu board is raised up on an island, so someone would hit the island first before hitting the bollard. He explained that they felt the radius turn was the best you could do in that area.

Commissioner Smith asked Director Kraintz if the special use for the entire business or the drive-thru aspect only. Director Kraintz specified that the special use would be just for the drive-thru aspect of the plan. Then Commissioner Smith asked if there would be any issues with the fire department having access with this plan for the tenant. Director Kraintz stated that the fire district will be reviewing the plans, but otherwise access should be available as there is nothing permanent that bars the fire department from getting in behind the building. Commissioner Smith asked Mr. Morrell if there would be indoor seating. Mr. Morrell stated there would be about 3 or 4 tables inside and some single seating. There would also be about 3 delivery drivers that would park somewhere on the parking lot at a time.

Alderman Clement suggested speaking to the landlord about sprucing up the center. He made the observation that there was an island with only two shrubs, so encouraged Mr. Morrell to ask the landlord to make the place look more inviting. Alderman Clement had concerns about the queue line going right alongside the dumpsters on the lot and suggested that something be done to obstruct the view of the dumpster from those in the drive-thru.

Commissioner Labit asked that with the wind coming typically from the southeast if there would be any potential of refuse smell coming towards those in the queue line for the drive-thru. Mr. Morrell stated that he would arrange to have garbage picked up at least 3 times a week to keep down on the potential of that happening. Commissioner Labit expressed concern about the arrangement at the end of the drive-thru line and how it comes out to a pedestrian walk. He stated that perhaps something could be done to prevent drivers for coming out of the drive-thru right at where the pedestrians would come across.

Commissioner Fluchel pointed out that the spot near the drive-thru is a difficult spot. He suggested that maybe the original island needed to be back to the east one parking spot to give the car coming off Big Bend more room to go straight. As far as stacking issues, Commissioner Fluchel stated that he didn't see that being a problem at all in the area. Mr. Morrell stated that Jimmy John's puts sensors in the ground at the drive-thru to help them time manage and get the customers served in a very timely fashion. Commissioner Fluchel asked Mr. Morrell who provides the delivery vehicles. Mr. Morrell answered that the employee will drive their own vehicles and they are given compensation. Mr. Morrell stated that he would not allow delivery to be done on motorcycles. Commissioner Fluchel then expressed concern over whether, if they kept the drive-thru exit as coming out in the pedestrian cross-walk, would they be putting up signage warning drivers of pedestrians and signage warning pedestrians of vehicle traffic. Director Kraintz advised that the signage be added as a condition to the Special Use tonight.

Chairman Truesdell pointed out that this spot has been vacant for a long time. Chairman Truesdell echoed the thought that this would be the time to lean the landlord to make improvements to the center to ensure it thrives. That portion of the parking lot is usually empty and there shouldn't be a problem with traffic flow.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Alderman with the condition of signage in crosswalk and prior to Board of Alderman discuss issue with dumpster visibility and amended site plan with landscaping improvements on CASE #14-SUP-007. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Director Kraintz advised that the Public Hearing of this case would be at the Board of Alderman meeting on September 2nd, 2014.

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Kraitz provided an update on Ship & Mail Center and that they are currently moving through the bill and ordinance approval process. Public hearing for Al Manara was last Monday at Board of Alderman. Residents had concerns about traffic issues caused by the new school and that this school had a larger student body than previous school. The applicant for Al Manara was told to meet with the residents to alleviate their concerns.

8. EX-OFFICIO’S REPORT

Alderman Clement commented on the case for Al Manara. He stated that with the presence of so many residents raising so many issues they were not able to grant emergency legislation for the school.

Mayor Willson and Alderman Clement also advised of the Band Concert in the park on Saturday.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

10. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of August 11, 2014, at 7:52 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Respectfully submitted by:
Melissa Barklage, Recording Secretary

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