

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MONDAY, JANUARY 14, 2013

COMMISSIONERS

Jason Truesdell, Chairman (2014)
 James Labit, Secretary (2016)
 Joni Korte (2016)
 Tom Brown (2013)
 Jack Fluchel (2014)
 Mark Smith (2014)

CITY OFFICIALS AND STAFF

Dave Willson, Mayor
 Mike Clement, Alderman, Ex-Officio member
 Franz Krintz, Planning and Zoning Director
 Cynthia Holten, Recording Secretary

CASES

#13-SUP-001

A Special Use Permit is being requested by Mark Sgroi, owner of Scotty's Fresh Produce Market, to operate outdoor storage of goods and merchandise in connection with a fresh produce market store at 14444 Manchester Road. The property is zoned C-1 Commercial with an Historic Overlay.

REPRESENTATIVES OF CASES

- **Mark Sgroi**
 Scotty's Fresh Produce Market
 10041 Page Avenue
 Overland, MO 63114
 314 406 3075

1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning meeting of January 14, 2013 to order at 7:07 p.m.

2. ROLL CALL

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Mayor David Willson	Present
Commissioner Jack Fluchel	Present	Chairman Jason Truesdell	Present
Commissioner Joni Korte	Present	Commissioner Mark Smith	Present
Commissioner Tom Brown	Present		

3. APPROVAL OF MINUTES

Commissioner Labit asked that the term expiration dates be corrected. He then made the motion to approve the November 12, 2013 minutes as amended. 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 Labit made the motion to approve the agenda as presented. Commissioner Fluchel 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**

No Old Business

6. **NEW BUSINESS**

- A. **CASE #13-SUP-001** – A Special Use Permit is being requested by Mark Sgroi, owner of Scotty’s Fresh Produce Market, to operate outdoor storage of goods and merchandise in connection with a fresh produce market store at 14444 Manchester Road. The property is zoned C-1 Commercial with an Historic Overlay.

Mark Sgroi, owner of Scotty’s Fresh Produce Market, is petitioning to open a fresh produce market business in Manchester. Mr. Sgroi said there are several similar businesses in the St. Louis area and it is his hope to bring back that old time atmosphere in his modern and clean fresh produce business. Mr. Sgroi then handed out Photoshop images of his proposed produce business. In addition, he proposed having a small area to display historic artifacts to create a more old fashioned appeal. He said he was not necessarily looking in the Manchester area until the owner of the building approached him. Mr. Sgroi said the building and rental cost would meet the needs of his business.

Director Kraintz said because the building is in the historic area of Manchester, the Historic Review Commission (HRC) has made a recommendation to the Commission to approve the use. Director Kraintz said the ordinance requires a special use permit for outdoor storage and display of goods and merchandise. Director Kraintz said he is about having a fresh produce business in the City.

Mr. Truesdell asked about the bathroom and ADA requirements. Mr. Sgroi said there would be an additional bathroom added to the ground floor. He said although this historic building doesn’t require many of the current handicap features, he would ensure that there would be a ramp at the main front entrance and that it would be ADA accessible for wheelchairs, walkers and the like. Mr. Sgroi also said he would have canopies to protect the product outside the store.

Mr. Sgroi said his is a community driven business. He is very much involved in the community where his other fresh produce business is. He plans to get just involved in the Manchester community. He would like to use the west yard of the building for hay mazes for kids, pumpkin patches, picture takings and generally a fun place for the entire family to enjoy.

Director Kraintz asked about the operating hours and if there would be outside sales. Mr. Sgroi said the regular hours at his other business are 8:00 am to 6:00 pm, except in the winter. Mr. Sgroi said there would be no outdoor sales. He referred to the pictures he’d handed out and indicated that the outdoor canopy would be used to display such things as local products, flowers, and straw. The canopy will protect the products during inclement weather.

Mr. Sgroi indicated that he uses lots of local products and is very particular about what he purchases from growers and vendors for his store. He prefers to buy from other local growers that he deals with because of their high quality produce.

Commissioner Brown asked about 1) competing with stores such as Dierbergs, Schnucks, and WalMart, 2) what the accessibility of products from the shelves would be like for the handicap, and 3) if there would be a monument sign.

Mr. Sgroi said it was his experience that people prefer fresh and locally produced fruits and vegetables as well as jams and jellies. He said since his business is family owned and operated, he has more of a personal relationship with his customers. As for the shelves, he demonstrated the height and depth of them and said anyone with a handicap would be able to reach to the back of the produce shelf. Mr. Sgroi said the layout of this proposed store would be much the same as his existing one. He said he'd have an open walk up deck and that the store would be climate-controlled, comfortable and clean. Director Krantz interjected that there would be no monument sign. Mr. Sgroi said he would be using the same size wall sign as previously allowed.

Mayor Willson said this sounds like a great business for the City, but said some cities had farmers markets like this which turned into flea markets. Mr. Sgroi said he'd sent out a survey to 500 people and the response was 93% were in favor of having this type of business in West County. He reiterated that the business was not seasonal like most fruit and vegetable stands, but operates year round. Mayor Willson said this will be an asset to the City.

Commissioner Smith asked about the layout and what the second floor was going to be used for. Mr. Sgroi said the second floor would be used as his business office. Mr. Sgroi explained that he also is in the wholesale business. He said the alley in back of the office would provide ample parking and an access to Manchester Road. He said he does his own deliveries, mostly at night and stocks the store before it opens. He said they use cargo vans and have no large trucks.

Alderman Clement asked about the 1) hours of operation, 2) about displaying products under the canopy, and 3) the Mr. Sgroi's initial hesitation in bringing his business to Manchester. Mr. Sgroi said he would be open from 8-5 in the winter and 8-8 in the summer. He said he would be open 7 days week, but would close at 5:00 pm on Sunday. Mr. Sgroi said the plants will be under the canopies in big flats and some product may flow out beyond the canopy. He added that 95% of the product would be under the canopy since most of his products require shade. He said he would like to put hand baskets in front of the building for decoration and to attract customers.

As for Mr. Sgroi's initial hesitation, he explained that several months ago when he looked at possible location for his business, he discovered that the buildings he was interested in were either occupied, or too expensive, or didn't quite meet his needs so he didn't think he would ever find a place. It wasn't until the owner of this building came to him with a proposal. Mr. Sgroi said the building and location were a perfect fit for his business. If all goes well, he would like to open March 1 when most of the plants are available from the growers. He said he is a dedicated business owner and he as well as all his family members are passionate about what they do. He said his sister would be managing the Manchester store.

Commissioner Labit said this is a wonderful idea for City. He said he's one who drives to the Kirkwood farmers market and now will have his own farmers market in Manchester. He asked what promotional things would there be. Mr. Sgroi said he wasn't sure, but they have several ideas that would attract all ages. He said he wants to become part of the community and possibly have events.

Commissioner Labit asked if there were concerns about the competition. Mr. Sgroi said he was not concerned because he has a better product at lower prices and the added value of being a community based business.

Commissioner Fluchel asked how long the other store had been open. Mr. Sgroi said a little over three years. Mr. Sgroi then told the story of his friend who'd started the produce business, how he had died, and how he wants to continue his friend's dream. He added he didn't really need this business because he already has a very lucrative car cleaning service.

Commissioner Korte agreed that this would be a good fit for the City of Manchester.

Commissioner Brown said Mr. Sgroi will find that Manchester is a great community and that the residents and officials welcome people like Mr. Sgroi.

Commissioner Truesdell said he is very excited about this venture. He said he knows that fresh produce businesses are low margin business because as a young man he worked for Rogers Produce.

Mr. Sgroi said he won't be using big refrigeration cases since he stores items that need this type of refrigeration at this Overland store. He said he would be using coolers for items that would need to be kept cool. He said he does all his own deliveries sometimes twice a day, and that he and his family and employees do all the unloading, loading, storing and arranging. He added that he would also like to add a deli to his store. He said he wants to give the business an old fashion look with a modern feel.

Commissioner Truesdell asked about price point and product waste. Mr. Sgroi said he'd probably have four or five things such as bananas, green peppers, lettuce, and cucumbers at around 59 cents and the other items would be fresh and priced fairly. He also said that they would be having organic products, but it was hard to keep fresh, typically more expensive and really needed a buyer base to warrant having them. Mr. Sgroi explained that there will be a dumpster located at the curve of the property farthest from the building and would not be a problem.

Commissioner Truesdell asked how many employees he has. Mr. Sgroi said he had three at the other produce business, three at his car servicing company, and will have three at the Manchester location, plus temporary help as needed. He added he does not advertise in the papers, he doesn't look for degrees, but only hires referrals. His employees must like people and be hard working .

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Aldermen on CASE #13-SUP-001. Commissioner Labit 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

Mayor Willson suggested that Mr. Sgroi talk to Alderman Clement about possibly having a booth at the City's Homecoming parade. Mr. Sgroi said he is very active in the Homecoming events of North County where his current location is. Last year he won an award and gave out apples, orange and bananas to the kids. He said he'd be interested but added he hoped it didn't conflict with the one in north county.

7. PLANNING AND ZONING DIRECTOR'S REPORT

Planning and Zoning Director Kraintz said several months ago there was talk of a bistro taking the place of Panda Palace. He said Marshalls Bistro recently concluded negotiations with the property owner and will also be applying for both a business and liquor license.

Director Kraintz was asked when the new Gist Restaurant would be open and he said the last he heard was in December 2012.

8. EX-OFFICIO'S REPORT

Alderman Clement said the Board of Alderman final 2012 session ended quietly. He said some meetings have only lasted twenty minutes. He said software for both Finance and Code Enforcement have been approved.

Mayor Willson said although there were some concerns about the new ordinance on the sale and handling of pseudoephedrine, there is an interest from 25 other cities requesting a copy of our ordinance. He said Manchester has set the standard for this issue and others are following suit.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Commissioner Labit said in looking at the layout of the fresh produce business, he realized there was an alley behind and to the south of the property, which intersects with Siebert Park. He then asked Director Kraitz if he could investigate what it would take to make this a road with better access to Manchester Road.

Director Kraitz said his best guess would be in the millions of dollars. He said the existing foot bridge that is across Grand Glaize is not meant for vehicular traffic and described the other issues involved. Commissioner Labit referred to the Great Streets Program and said this could be included as part of that remake and suggested Director Kraitz speak to St. Louis County. Alderman Clement interjected that millions of dollars is a good estimate. He said just the recent installation of a sidewalk cost over \$400,000. Commissioner Labit added he felt it was a reasonable thing to explore.

Commissioner Truesdell asked what the structure was to the north of the building. Mr. Sgroi said it was an old pump and possible had come electrical equipment inside. He said he was not going to do anything with it. Commissioner Truesdell suggested that members of the Manchester Art Council possibly get this shack painted.

10. ADJOURNMENT

Commissioner Truesdell made the motion to adjourn the Planning and Zoning Commission meeting of January 14, 2013, at 8:03 p.m. Motion seconded by Commissioner Brown; 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:
Cynthia M. Holten, Recording Secretary

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