

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY NOVEMBER 4, 2020

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath-Vice Chairman, Wyndel Hill, Mark McCarthy, Jeff Schimek, Larry Schneider, Arthur Mitchell, and Jennifer Yackley – City Administrator/City Planner.

Absent: Stacie Williams and Alderwoman Sabrina Westfall

3. Approval of the October 7, 2020 Meeting Minutes:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes for the October 7, 2020 meeting. The motion passed unanimously.

4. Approval of the Agenda for the November 4, 2020 Meeting:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the November 4, 2020 Meeting. The motion passed unanimously.

5. Public Comment:

None

6. Architectural review for a new residence at 1113 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Alex Bartelsmeyer of McKelvey Homes for a new house at 1113 N. Rock Hill Road. The city's masonry requirement is not applicable to the house. The petitioner meets the design element criteria for all sides of the new house. The proposed materials are horizontal vinyl siding, vertical vinyl siding, and vinyl shake siding. All siding will be white.

A motion was made by Clint Heath and seconded by Wyndel Hill to approve the Architectural Elevations for a new residence at 1113 N. Rock Hill Road. The motion passed unanimously.

7. Site plan review for a new residence at 1113 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by by Alex Bartelsmeyer of McKelvey Homes for a new house at 1113 N. Rock Hill Road. The property is zoned "A" Residence District. The proposed house is two stories, 2609 square feet in area, and 23 feet 4 inches in height. The proposed house meets the setbacks for the property. The existing house will be removed.

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Carl and Joanne Wilken of 1117 N. Rock Hill Road both spoke to Commission about their concerns about potential grading and stormwater runoff from the subject property onto their property.

Alex Bartelsmeyer responded that the site will have a swale along the property line to catch water from the site and direct it to the street. The downspouts have been placed on the front and rear of the house not at the side adjacent to 1117 N. Rock Hill Road.

A motion was made by Mark McCarthy and seconded by Wyndel Hill to approve the Site Plan review for a new a residence at 1113 N. Rock Hill Road. The motion passed unanimously.

8. Request to rezone 922 Fairdale Ave from "A" Residence District to "C" Commercial District.

City Administrator/City Planner Jennifer Yackley explained that Mark Doering of Doering Engineering on behalf of Robert Hager of Titus One A LLC, has submitted a request for a change of zoning for 5,053 square feet of land commonly referred to as 922 Fairdale Ave. The property is currently zoned "A" Residence District and is used as a parking lot for the businesses adjacent to it at 9850 and 9854 Manchester Road. The petitioner is requesting the property be rezoned to "C" Commercial District to match the zoning of the adjacent parcels on Manchester. The petitioner owns and operates The Canine Center located at 9850 Manchester Road. The petitioner also owns the commercial building at 9854 Manchester Road. After the rezoning the petitioner intends to consolidate all three properties into one parcel. In order to consolidate the parcels they all need to have the same zoning.

Ms. Yackley also noted that the property and the parcels around it are designated as Neighborhood Commercial in the Comprehensive Plan. This designation is intended for commercial retail and service uses that predominantly neighborhood business and office in nature. The areas with this designation are also those that have shallow lots, front Manchester Road and abut residential in the rear.

Mark Doering and Bob Hager addressed the Commission. Mr. Hager noted that the Canine Center has been operating in Rock Hill since the mid 1960's and was one of the first specialty dog stores in St. Louis. He commented that his eventual plan for the property is to take down the building at 9854 Manchester Road and use it as parking.

A motion was made by Clint Heath and seconded by Larry Schneider to recommend approval of the rezoning request to the Board of Aldermen. The motion passed unanimously.

9. Request for a Special Use Permit at 2654 Creve Coeur (aka 9240 Merritt)

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Mark and Carrie Lingo of California Custom Decks has submitted an application for a Special Use Permit to operate parking lot with outdoor storage located at 2654 Creve Coeur Dr. The petitioners own California Custom Decks located at 9227 Manchester Road and to the

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southeast of the subject property. They intend to use the site as additional parking for their business. The site will also house one outdoor storage rack for composite decking material.

Ms. Yackley explained that the property is zoned "D" Business District and the city's code allows Special Use Permits to be issued for parking lots not less than 300 feet from the boundary of any commercial or industrial district. The property abuts "D" Business District to the south and north across Merritt Ave; "E" Industrial to the west across Creve Coeur Dr. and residential to the east and north across Merritt Ave.

The petitioner plans to install 18 parking spaces and a storage rack for materials on the site. The Ice House will remain on the site and the area to the west of the Ice House will be green space. A 6 ft wooden fence will be installed on the east side of the property adjacent to the residential lot on Merritt Ave. The site will be accessed from Creve Coeur Dr and Merritt Ave.

Mark Lingo addressed the Commission about the project. He answered Commissioner's questions about the storage racks. They will be about 10 feet tall and will not be seen from Manchester Road or the adjacent neighbors.

The Commission discussed delivery truck traffic on the site and accessing Merritt Ave which is residential to the east of the site. The Commission discussed limiting truck traffic to the western portion of Merritt Ave which is not residential.

A motion was made by Larry Schneider and seconded by Clint Heath to recommend approval of the Special Use Permit to the Board of Aldermen with the condition that delivery trucks be prohibited from using the portion of Merritt Ave east of the property. The motion passed unanimously.

Adjournment

The meeting adjourned at 7:00 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman