

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY June 7, 2017

1. This meeting was called to order at 6:46 P.M.
2. Members in attendance: David Lancaster –Chairman, Arthur Mitchell, Jeffrey Pounds, Larry Schneider, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.

Absent: Clint Heath –Vice chairman, Mike Sarli and Alderwoman Sabrina Westfall

3. Amendment of the May 3, 2017 meeting Minutes.

The minutes for May 3, 2017 noted Larry Schneider as being both present and absent in attendance. Larry Schneider was present for the May 3, 2017 Planning and Zoning meeting.

A motion was made by Larry Schneider and seconded by Jeffrey Pounds to approve the amended Minutes for May 3, 2017. The motion passed unanimously.

4. Approval of the agenda for the June 7, 2017 Meeting Minutes:

A motion was made by Larry Schneider and seconded by Jeffrey Pounds to approve the agenda for the June 7, 2017 meeting. The motion passed unanimously.

5. Public Comment:

The Commission had questions for the petitioner regarding state licensing, neighbor complaints and current childcare accommodations in which the petitioner addressed each concern.

6. Special Use Permit request for a childcare facility at 9420 Litzsinger Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Brianna Riley of Vanderwall Montessori Academy has submitted an application for a Special Use Permit to operate a childcare facility at 9420 Litzsinger Road. Ms. Riley currently resides at 9420 Litzsinger Road and provides childcare in her home as an occupation. Ms. Riley is seeking the Special Use Permit to transition from an in home childcare provider to a business. Ms. Riley currently provides childcare for up to ten children and wishes to expand her clientele up to 20 children. Ms. Riley has several current clients whom desire to send additional siblings for childcare. Ms. Riley currently provides childcare in her home for children between the ages of two months to six years of age. Ms. Riley intends to continue to provide childcare services for this age range of children under the Special Use Permit. She has named her business Vanderwall Montessori Academy. She is not accredited by any of the Montessori Oversight Associations.

The property is zoned “A” Residence District and is located at 9420 Litzsinger Road. In 1998 the Board of Aldermen granted a Special Use Permit to the Children’s Home Society of Missouri to use the site as an administrative office only. The Children’s Home Society of Missouri vacated the property before 2011 sometime. In 2011 the property owner, Dan Slavin, submitted a request to rezone the property to “C-1” Commercial District to accommodate a

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photography studio. The request was withdrawn after a public hearing was held. In April 2011, Lisa and John Nordmann moved into the house and operated Nordmann Photography as an in-home occupation. The Nordmann's moved out of the home in 2015. The property is located at the intersection of Litzsinger Road and McKnight Road. The property to the east, 9414 Litzsinger Road is a vacant lot. The property owner, Dan Slavin, also owns the property at 9420 Litzsinger Road, 9410 Litzsinger Road and 9405 Fredric Court. The northeast corner of the intersection is located in the City of Brentwood and is used as a residential care facility for the Children's Home Society of Missouri. The northwest and southwest corners are located in the City of Ladue and are used as Tilles County Park and the Church of Christ.

A motion was made by Jeffrey Pounds and seconded by Larry Schneider to approve the Special Use Permit request for a childcare facility at 9420 Litzsinger Road. The motion passed unanimously.

7. Site Plan Review.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Brianna Riley of Vanderwall Montessori Academy has submitted an application for a Special Use Permit to operate a childcare facility at 9420 Litzsinger Road. The existing building is a three story home and is 3,042 square feet in size. There is an existing fenced in play area at the rear of the home. There are nine existing parking spaces in the rear of the property and one "holding" parking spot. The petitioner intends to revise the existing parking stalls to conform to the required parking dimensions and aisle width for 90 degree parking. The revision is shown on the site plan. The site plan also shows additional parking in which the petitioner intends to install as part of a 3 year plan. The property is accessed by a single lane driveway along the east side of the property. In order to accommodate site circulation, clients sign-up for specific pickup and drop-off times between the hours of 7:30a.m.-9:30a.m. and 3:30p.m.-5:30p.m. The times are spaced ten minutes apart. The petitioner has included a traffic management plan and a traffic flow report for April-December 2016. The petitioner has a long term plan to extend the driveway to connect to McKnight Road. This would create a one way condition on the driveway; entering from Litzsinger Road and exiting onto McKnight Road.

A motion was made by Jeffrey Pounds and seconded by Larry Schneider to approve the site plan review for a Special Use Permit request for a childcare facility at 9420 Litzsinger Road. The motion passed unanimously.

8. Public Comment:

The Commission discussed the difference between the references of using decks vs porches.

9. Text amendment to Section 405.590 "Porches, Paved Terraces, Etc."

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City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Katherine Moore on behalf of Ellington Homes by McBride, LLC has submitted a request for a text amendment to Section 405.590 "Porches, Paved Terraces, Etc." in order to address decks encroaching into the rear yard setback. The city's current regulations do not allow decks to encroach into the rear yard setback. The majority of lots in the city have a depth of 150 feet and a width of 50 feet. These lot dimensions are able to accommodate new home construction including a deck without encroaching into the rear yard setback. The six lots recently developed by the petitioner have a lot depth of 105.66 feet and width ranging from 73-90 feet. The shortened lot depth makes it difficult to accommodate new home construction and a deck without encroaching into the rear yard setback. When the petitioner applied for the text amendment, they proposed language to amend Section 405.950 to allow decks to encroach into the rear yard setback. Subsequent conversations between the petitioner and staff have resulted in the language being brought before the Commission at this time. The proposed text amendment was provided to the Planning and Zoning Commission for review.

The Commission is only considering adding the language. There will be a public hearing on June 20, 2017.

A motion was made by Jeffrey Pounds and seconded by Larry Schneider to approve the Text amendment to Section 405.590 "Porches, Paved Terraces, Etc.". The motion passed unanimously.

12. Adjournment

A motion was made by David Lancaster –Chairman and seconded by Stacie Williams to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 7:14 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman