

**CITY OF HAZELWOOD
PLAN COMMISSION MEETING
SEPTEMBER 9, 2021**

CALL TO ORDER A meeting of the City Plan Commission was called to order by Chairman Matt Struttman at 7:02 P.M. on Thursday, September 9th, 2021, at Hazelwood City Hall, 415 Elm Grove Lane, Hazelwood, Missouri 63042.

ROLL CALL On roll call the following members of the commission were in attendance:

Mark Rodell	Dennis Lammert
Lisa Kozieja	Heidi Ham
John Gatzert	Barb Stogsdill
Matt Struttman	

Mr. Gatzert and Mr. Lammert attended via phone.

Mr. Struttman declared a quorum was present. Also in attendance were City Manager Matt Zimmerman, City Planner Kate Crimmins, and Project Development Coordinator Nikki Miller.

OATH OF OFFICE Mr. Struttman administered the oath of office to Lisa Kozieja who was reappointed to a three year term.

AGENDA Mr. Rodell made a motion, seconded by Ms. Stogsdill, to adopt the agenda as written.

APPROVAL OF MINUTES Mr. Rodell made a motion, seconded by Mr. Gatzert, to approve the minutes of the August 12th meeting.

NEW BUSINESS – PETITIONS

A. Case #442-21 – NorthPoint Development LLC, 4690 Tradeport Industrial Court, Ward 7.

- 1. Petition for Subdivision** to divide one 68.58-acre lot into three buildable lots of 15.79 acres, 26.68 acres, and 26.11 acres, and one common ground lot in a Planned District, Industrial Zoning District.

Hazelwood TradePort was first approved in 2018 and has since constructed five industrial warehouse buildings in the park, with a sixth under construction and a seventh slated to begin soon. With the majority of the buildings completely leased, TradePort is planning the final buildings in the park. This Subdivision Plat, called “Hazelwood TradePort Plat Five”, will subdivide the remaining portion of the industrial park.

Unlike Plat 4, which the Plan Commission considered in August, the area in Plat 5 is part of the original Planned District that was approved in 2018. It is already owned by NorthPoint and already zoned Planned District, Industrial (PDI), therefore no zoning changes are needed. The plat creates three buildable lots. Lots 7 and 10 are both approximately 26 acres each and Lot 8 is 15.79 acres. Common Ground “G” will run along the northern border of the property and contain a detention pond. All will have access via Tradeport Drive, Tradeport Industrial Court, or internal drives. Two cross-access easements will also be established by this plat.

The Final Plat called “Hazelwood TradePort Plat Five” meets the requirements of the Subdivision Regulations.

The Land Use Map of the Comprehensive Plan indicates the subject site to be Industrial. The proposed use is consistent with the Comprehensive Plan.

Staff recommends that the Plan Commission approve this Subdivision Final Plat called “Hazelwood TradePort Plat Five”.

Ryan Zickel gave a presentation about the proposed subdivision.

Mrs. Ham made a motion, seconded by Mr. Rodell, to approve the petition for Subdivision to divide one 68.58-acre lot into three buildable lots of 15.79 acres, 26.68 acres, and 26.11 acres, and one common ground in a Planned District, Industrial Zoning District.

A roll call vote as held.

<u>AYE - 7</u>	<u>NAY- 0</u>
Mark Rodell	
Lisa Kozieja	
John Gatzert	
Matt Struttmann	
Dennis Lammert	
Heidi Ham	
Barb Stogsdill	

The motion passed, 7-0.

B. Case #443-21 – Jacobi Automotive Services LLC, 7760 N. Lindbergh Boulevard, Ward 5.

1. Petition for a Special Land Use Permit for a Vehicle Service and Repair Facility in a C-2 General Commercial Zoning District.

Originally built in 1981 as Oil Exchange, the property at 7760 N. Lindbergh Boulevard became a Jiffy Lube oil change service station in 1992. It closed in 2019 and has been vacant since then. Mr. Jacobi intends to purchase the building and rebrand it as a Grease Monkey Quick Lube. Grease Monkey is a franchised service station operation and has locations in several neighboring states and southwest Missouri. The company is new to the St. Louis area.

The business will offer oil changes, fluid replacements, tire rotations, and other routine maintenance. It will be open 8:00 AM to 5:00 PM Monday through Friday, and 9:00 AM to 4:00 PM on Saturday. They will have three employees on maximum shift. The building itself is 4,116 square feet and contains two bays. The new owners plan to invest in upgrading the building and lot cosmetically, but the site plan and traffic flow on the lot will remain the same as the previous use. The parking requirement is nine spaces, which the site meets.

The size is zoned C-2 General Commercial. Neighbors to the north, south, and west across N. Lindbergh Boulevard are also C-2 and include Terrabis Dispensary, Cash America Pawn Shop and Dollar General. To the rear, the site abuts a rear yard of the Chez Patee apartment complex. The “green space” requirement when commercial property abuts residential is met.

The Land Use Map of the Comprehensive Plan indicates the subject side to be Commercial/Office. The proposed use is consistent with the Comprehensive Plan.

Staff recommends approval of this Special Land Use Permit with the following conditions:

1. Vehicles must be parked in a designated parking space that must be striped according to the Zoning Code.
2. Vehicles without current license plates cannot be parked at the site.
3. Tires or vehicle parts or inventory for the vehicle service and repair facility cannot be stored outdoors at the site.
4. All vehicle work must be completed in the interior bays.

James Jacobi gave a PowerPoint on the proposed business and its operations.

Mr. Struttmann asked for clarification on the type of work the business will be doing.

Mr. Jacobi stated that the business will provide general maintenance on vehicles and no vehicles should remain on the site overnight.

Mr. Rodell asked for clarification on the hours of operation.

Mr. Jacobi responded that the hours of operation will be 8:00 AM to 6:00 PM Monday through Friday, and 9:00 AM to 4:00 PM on Saturday.

Mr. Struttmann made a motion, seconded by Mr. Rodell, to approve the petition for a Special Land Use Permit for a Vehicle Service and Repair Facility in a C-2 General Commercial Zoning District with the staff recommended conditions.

A roll call vote as held.

AYE - 7
Mark Rodell
Lisa Kozieja

NAY- 0

John Gatzert
Matt Struttman
Dennis Lammert
Heidi Ham
Barb Stogsdill

The motion passed, 7-0.

C. Case #444-21 – Enterprise Leasing Company of STL, LLC, 623 Dunn Road, Ward 1.

- 1. Petition for a Subdivision – Boundary Adjustment** to amend two lots of 19.86 acres and 1.79 acres to two lots of 18.31 acres and 3.33 acres.
- 2. Petition for a Change in Zoning** to rezone 1.55 acres of a newly expanded lot from C-2 General Commercial to C-3 Highway Commercial.
- 3. Petition for a Special Land Use Permit Expansion** to allow for Vehicle Rental/Leasing and Vehicle, Auto Sales on a newly expanded, newly rezoned lot in a C-3 Highway Commercial Zoning District.

Enterprise Rent-A-Car at 623 Dunn Road is interested in expanding their business at that location. They are particularly in need of additional space for parking to make the location continue to be viable. They have entered into a contract to purchase a 1-55 acre portion of the neighboring property. The project requires approval of three separate petitions: subdivision (boundary adjustment), change in zoning from C-2 General Commercial to C-3 Highway Commercial, and an expansion of Enterprise’s original Special Land Use Permit (SLUP), Ordinance #3037-99.

The Enterprise location at 623 Dunn Road first opened in 1999. The property required a zoning change at that time as well. As this predated the current definitions of zoning districts in the zoning code, the change was from “G” General Commercial (now C-2 General Commercial) to “GO” Commercial Open Display District to allow for the open display of vehicles. Enterprise also received its original SLUP for a vehicle rental and used car facility in 1999. The only specific condition attached to the original SLUP was a prohibition on outdoor sound systems and audible paging.

The company is now planning to purchase 1.55 acres from neighboring property owner Somera Road. This is the westernmost section of the Village Square Shopping Center, and contains the building known as 350 Village Square Shopping Center. It currently houses North County Inc. and is otherwise vacant. It has formerly been retail, a daycare, and medical offices. It is zoned C-2 General Commercial, and with the exception of the existing Enterprise facility, all surrounding properties are C-2. Neighboring uses include the Mercy medical office building and the remaining portion of the Village Square Shopping Center.

350 Village Square Shopping Center is part of the larger Village Square property and cannot be sold without being subdivided first. Because the zoning code was amended after Enterprise was established and now states that “a minimum of three acres shall be required for ‘used

vehicle sales’ or ‘vehicle rental enterprises’”, Enterprise must consolidate the 1.55 acres it is purchasing with its existing lot of 1.7 acres. The submitted Subdivision Plat accomplishes this.

The portion of Village Square Drive that runs along the east property line was vacated by the City in 2001 and is now a 28-foot wide public cross-access easement. Access to the site is provided either via the Village Square Drive easement or through the existing Enterprise lot.

The site plan shows that 115 parking spaces will be added on the new lot, to create a total of 232 parking spaces for the business. A new driveway will connect the existing and new parking lots. The established green area with trees that currently separates the two lots will remain, with additional parking lot islands with landscaping to be constructed around new parking spaces. The Village Square sign currently on the corner of the lot will be removed. The existing building will remain at this time. Currently, Enterprise does not have plans for the building other than using it for storage. The one remaining tenant in the building will be relocated.

The Land Use Map of the Comprehensive Plan indicates the subject site to be Commercial/Office. The proposed use is consistent with the Comprehensive Plan.

Staff recommends approval of the plat of subdivision.

Staff recommends that the newly acquired 1.55-acre portion of the lot be approved for rezoning from C-2 to C-3.

Staff recommends approval of this Special Land Use Permit Expansion with the following conditions:

1. All vehicles shall be parked in striped parking spaces.
2. No damaged vehicles, vehicle parts, or tires shall be stored outdoors.
3. No vehicle maintenance or repairs shall be conducted outdoors.
4. The exterior of the building at 350 Village Square Shopping Center shall be maintained as to be aesthetically pleasing and not detract from the surrounding area.
5. Four handicap parking spaces shall be added to meet the minimum requirement.

Andrew Stokes gave a PowerPoint presentation about the proposed subdivision and the operations of Enterprise at that location.

Mr. Struttman asked if there were any security issues at the Dunn Road location.

Mr. Stokes responded that there have been no issues, but other Enterprise locations have experienced vandalism.

Mr. Rodell asked if a sidewalk along Dunn Road should be installed.

Mr. Zimmermann responded that Dunn Road is a state maintained road and any sidewalks installed would need their approval. He also stated that staff would verify with MoDOT if sidewalks would be installed as part of the I-270 North Project and subsequent Dunn Road reconfiguration.

Mr. Rodell made a motion, seconded by Mr. Struttmann, to approve the petition for Subdivision – Boundary Adjustment to amend two lots of 19.86 acres and 1.79 acres to two lots of 18.31 acres and 3.33 acres.

A roll call vote as held.

<u>AYE - 7</u>	<u>NAY- 0</u>
Mark Rodell	
Lisa Kozieja	
John Gatzert	
Matt Struttmann	
Dennis Lammert	
Heidi Ham	
Barb Stogsdill	

The motion passed, 7-0.

Mr. Rodell made a motion, seconded by Mr. Struttmann, to approve the petition for a Change in Zoning to rezone 1.55 acres of a newly expanded lot from C-2 General Commercial to C-3 Highway Commercial.

A roll call vote as held.

<u>AYE - 7</u>	<u>NAY- 0</u>
Mark Rodell	
Lisa Kozieja	
John Gatzert	
Matt Struttmann	
Dennis Lammert	
Heidi Ham	
Barb Stogsdill	

The motion passed, 7-0.

Mr. Rodell made a motion, seconded by Mr. Gatzert, to approve the petition for a Special Land Use Permit Expansion to allow for Vehicle Rental/Leasing and Vehicle, Auto Sales on a newly expanded, newly rezoned lot in a C-3 Highway Commercial Zoning District.

A roll call vote as held.

<u>AYE - 7</u>	<u>NAY- 0</u>
Mark Rodell	
Lisa Kozieja	

John Gatzert
Matt Struttmann
Dennis Lammert
Heidi Ham
Barb Stogsdill

The motion passed, 7-0.

UNFINISHED BUSINESS – None.

DISCUSSION ITEMS – Mr. Rodell expressed concerns with food trucks not being regulated in the Zoning Code.

CORRESPONDENCE – None.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS – None.

COMMISSION MEETING The next meeting is scheduled for October 14th, 2021.

ADJOURNMENT There being no further business to come before the City Plan Commission, the meeting was adjourned at 7:41 P.M.

Matt Struttmann, Chairman

Nikki Miller, Project Development Coordinator