

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
JUNE 5, 2017**

CALL TO ORDER: The meeting of the Maplewood Plan and Zoning Commission was called to order by Chairman Kevin Sullivan at 7:00 p.m. in the City Hall Council Chambers.

ROLL CALL: Present were members Dan Noonan, Kevin Sullivan, Pickett Lema, Sandi Phillips, Emily Knippa, Mike Hummert and Jackie Robb.

APPROVAL OF THE APRIL 3, 2017 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Hummert made a motion to approve the minutes, duly seconded by Commissioner Robb and was unanimously approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

NEW BUSINESS: **#2017-5 – Review and recommendation of a request to amend ordinance #5785 to allow short term rentals for single family homes that are located in the LR Limited Residential District and the MR Medium Density Residential District.** The Plan Commission reviewed petitions 2017-5 and 2017-6 simultaneously. There was discussion about how parking in these districts, which are predominantly multifamily homes, could be a concern. After some discussion it was noted that by making the use a conditional use, if parking were a concern, the request could be denied. Commissioner Hummert made a motion to approve petition 2017-5, seconded by Commissioner Robb. Ayes, members Sullivan, Noonan, Phillips, Lema, Knippa, Hummert and Robb. Nays none. Motion was approved with a vote of 7 ayes, 0 nays.

#2017-6 – Review and recommendation of a request to amend sections 56-106 (4) and 56-131 (4) of the zoning ordinance to allow short term rentals for single family homes that are located in the LR Limited Residential District and the MR Medium Density Residential District. Commissioner Hummert made a motion to approve petition 2017-6, seconded by Commissioner Robb. Ayes, members Noonan, Phillips, Lema, Knippa, Hummert and Robb. Nays none. Motion was approved with a vote of 7 ayes, 0 nays.

#2017-7 – Review and recommendation of a request for a conditional use permit to allow a short term rental at 7127 High Street. Claire Martin discussed her plans for Airbnb at her residence. Chairman Sullivan asked if she received a citation for running an Airbnb without a valid permit. Claire Martin stated she came in to obtain a valid STVR (short term vacation rental) permit in March, one day after she received the letter from the city. Anthony Traxler stated a letter was sent on January 25, 2017 requesting compliance. Follow up citations were sent when the letter was ignored and the application to obtain a valid STVR permit was filed May 1, 2017. Commissioner Noonan expressed concern about parking and asked the petitioner if she has had any problems to date. Claire Martin stated parking has not been a problem and said most people staying with her were visiting Washington University and she usually takes them to and from her house in her car, so most guests don't even have a vehicle. Claire Martin added that she has spoken to her neighbors and they have no concerns about her having a STVR. Sandi Phillips asked if she had 3 roommates where would a guest sleep. Claire Martin said one of her roommates is currently moving out and they would sleep in a bedroom on the main floor. Commissioner Hummert made a motion to approve petition 2017-5, seconded by Commissioner Robb. Ayes, members Noonan, Phillips,

Knippa, Hummert and Robb; Nays, Sullivan; Abstain, Lema. Motion was approved with a vote of 5 ayes, 1 nay, 1 abstain.

#2017-8 – Review and recommendation of a request for a conditional use permit for a real estate office in the LR Limited Residential District at 2156 Yale Avenue. Tom Tricamo and Dave Wolf discussed their plans for opening a small real estate office on the street level and to reoccupy an existing apartment on the second floor of 2156 Yale Avenue. The petitioner indicated that the rear has available parking and Anthony Traxler stated it the parking would have to be in compliance with city codes. The Commission was excited to hear that a small office with 3 employees would be occupying this building which had sat vacant for many years. Commissioner Hummert made a motion to approve petition 2017-5, seconded by Commissioner Robb. Ayes, members Sullivan, Noonan, Phillips, Lema, Knippa, Hummert and Robb. Nays none. Motion was approved with a vote of 7 ayes, 0 nays.

#2017-9 – Review and recommendation of a request to amend planned unit development ordinance #4550, attached final development plan, to allow a self-storage facility in Sunnen Business Park. Beau Reinberg provided a detailed breakdown on the self-storage facility and differences between class A (climate controlled, indoor, etc.) and other general storage facilities. After a question from Commissioner Lema about the exterior of the building, Beau Reinberg discussed how the existing building would be repurposed and some exterior changes shown on the renderings would be added to identify the building better. Commissioner Hummert made a motion to approve petition 2017-5, seconded by Commissioner Robb. Ayes, members Sullivan, Noonan, Phillips, Lema, Knippa, Hummert and Robb. Nays none. Motion was approved with a vote of 7 ayes, 0 nays.

#2017-10 – Review and recommendation of a request to amend planned unit development ordinance #5394 to increase the size of the planned development to include 7951 and 7955 Caroline Avenue. Anthony Traxler provided large copies of the plans to increase the Autohaus BMW dealership and the commission reviewed the overall project which includes petitions 2017-10 and 2017-11. Anthony Traxler indicated this is an expansion that includes the demolition of two homes which are zoned LM Light Manufacturing District and the vacation of a street that would be in the middle of the expanded PUD. Commissioner Hummert made a motion to approve petition 2017-5, seconded by Commissioner Robb. Ayes, members Sullivan, Noonan, Phillips, Lema, Knippa, Hummert and Robb. Nays none. Motion was approved with a vote of 7 ayes, 0 nays.

#2017-11 – Review and recommendation of a request to approve a preliminary and final development plan, a preliminary and final subdivision plat and a right-of-way vacation ordinance for Caroline Avenue. Commissioner Hummert made a motion to approve petition 2017-5, seconded by Commissioner Robb. Ayes, members Sullivan, Noonan, Phillips, Lema, Knippa, Hummert and Robb. Nays none. Motion was approved with a vote of 7 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: None.

ZONING ADMINISTRATOR'S REPORT: None.

There being no further business to come before the Commission, Commissioner Noonan motioned to adjourn the meeting, duly seconded by Commissioner Robb which was unanimously approved.