

**MEETING MINUTES  
MAPLEWOOD PLAN AND ZONING COMMISSION  
JUNE 7, 2021**

CALL TO ORDER: The meeting of the Maplewood Plan and Zoning Commission was called to order by Chairperson Sullivan at 7:09 p.m. via Zoom.

ROLL CALL: Present were members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker.

APPROVAL OF THE MARCH 1, 2021 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Noonan made a motion to approve the minutes, duly seconded by Commissioner Withycombe and was approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

**#2021-5 – Review and recommendation of a request to rezone 2649 Lyle Avenue from SR Single Family Residential District to CB Community Business District.** The Plan Commission reviewed the staff report and Anthony Traxler provided a background on this petition and a history of how the property was previously zoned commercial, then rezoned to residential and now the current request to rezone back to commercial zoning. Cory King of Side Project Brewery presented his plans to expand his restaurant to include 2649 Lyle Avenue. Kevin Sullivan asked if this new lot was strictly for parking. Cory King mentioned that including 2649 Lyle Avenue to the project would allow increased parking and a separate drive lane for the drive-thru window to improve traffic flow on Lyle Avenue. Pickett Lema asked if the new structure would go on the prior foundation and Cory King said it would. Commissioner Lema wondered if a no left turn off of Lyle Avenue would be considered, Anthony Traxler stated there are no plans to do so. Amber Withycombe asked about people walking from the site across Manchester Road to the brewery. She said this could be a concern and asked if there were any traffic calming considerations or changes planned. Cory King said no changes were planned and added the brewery was only open on the weekend so it should not be an issue during the week when traffic is at its highest. Anthony Traxler stated people are already crossing Manchester Road to get to the brewery from Lyle Avenue and from wherever parking could be found, and since beer would now be accessible at the drive-thru it is difficult to determine what the change in pedestrians crossing Manchester Road would be. The Commission discussed nearby crosswalks. Commissioner Noonan made a motion to approve the petition, seconded by Commissioner Vanden Akker. Ayes, members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker. Nays, none. Motion was approved with a vote of 5 ayes, 0 nays.

**#2021-6 – Review and recommendation of a request for a conditional use permit to operate a convenience store with gas pumps at 3033 S. Hanley Road – Phillips 66.** The Plan Commission reviewed the staff report and Anthony Traxler stated the current Phillips 66 business operations on-site will not change and the only reason for this petition is a change in ownership and subsequent liquor license. Commissioner Noonan made a motion to approve the petition, seconded by Commissioner Vanden Akker. Ayes, members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker. Nays, none. Motion was approved with a vote of 5 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: None  
ZONING ADMINISTRATOR'S REPORT:

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