

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
AUGUST 5, 2019**

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

ROLL CALL: Present were members Dan Noonan, Mike Hummert, Pickett Lema, Jackie Robb, Donna Ratkowski and Emily Knippa.

APPROVAL OF THE JULY 1, 2019 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Robb made a motion to approve the minutes, duly seconded by Commissioner Hummert and was unanimously approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

#2019-12 – Review and recommendation of a request by the Maplewood Richmond Heights School District to rezone 2812 Laclede Station Road from SR Single Family Residential District to PA Public Activity District. Ann Timberlake, 7235 Goff Avenue spoke in favor of the school district's discovery club and said it is good for children's overall development. Commissioner Noonan asked if this petitioner would allow for additional students to participate in the program and she said yes it would. Tommy Ledbetter, 2809 Burgess spoke against the petition and spoke about the problems residents in the area have with excess traffic and congestion and was opposed to any additional traffic. Commissioner Noonan said he understood the frustration but given the hours of the club did not believe it would add to the congestion; Tommy Ledbetter disagreed with this statement and handed out a petition with the signatures of numerous neighbors opposed to this petition. Rumi Price, 2824 Burgess echoed Ms. Ledbetter's comments and added the school district is continuing to purchase residential homes and is further encroaching into and damaging the residential character of the neighborhood. Chris Wilder of the MRH School District said the district owns 3 homes in the area. Jim Higgins, 2821 Burgess said the school district should buy Steak-n-Shake instead of taking additional homes. Aubrey Rightsmith, 7479 Hiawatha spoke of the need for the petition and the program for area children. Laura Victor, 3405 Oxford echoed Ms. Rightsmith's comments. Lesley Poyce, 7430 Gayola Place spoke in favor of the petition and added that this will help congestion due to the time the program is offered. She said because of the hours this discovery club operates, it will help and not add to the congestion issues. Joseph Bauer, 2828 Burgess was opposed to the petition and was upset with the traffic and congestion the proposal would create. Chris Holzer of the MRH School District provided a detailed description of the Discovery Club program and its impact on area children. He referenced the current need in the community and how many children are left out of the program due to capacity issues. Acting Chairman Noonan asked if there were any additional questions, hearing none Commissioner Lema made a motion to approve the petition, seconded by Commissioner Ratkowski. Ayes, members Dan Noonan, Pickett Lema, Jackie Robb, Donna Ratkowski and Emily Knippa. Nays, Mike Hummert. Motion was approved with a vote of 5 ayes, 1 nays.

#2019-13 - Review and recommendation of a request by Sunquad to rezone 2600 Hanley Road from LM Light Manufacturing District to Planned Unit Development District. Anthony Traxler provided an overview of this petition. The Commission reviewed and discussed the staff report. Acting Chairman Noonan asked if there were any additional questions, hearing none Commissioner Hummert made a motion to approve the petition, seconded by Commissioner Robb. Ayes, members Dan Noonan, Mike Hummert, Pickett Lema, Jackie Robb, Donna Ratkowski and Emily Knippa. Nays, none. Motion was approved with a vote of 6 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: None.

ZONING ADMINISTRATOR'S REPORT: Anthony Traxler mentioned that 3705-23 Commonwealth is currently for sale and there is an interest in condominiums from potential buyers, this may be a future Plan Commission item.

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