



Planning and Zoning Commission

Thursday, October 5, 2023

Agenda

I. CALL TO ORDER

II. ROLL CALL

Present

Absent

Nikita Jamerson, Chair

Shirley Wayne, Vice-Chair

Rose Eichelberger

Patricia "Pat" Taylor

Terrell "Teri" Buford

Yolonda "Yonnee" Fortson

Jeannine Roberts, Council Rep.

Others Present: Kellie Shelton, Economic Development Coordinator
Anni Dineen, Economic Development Research Assistant
Aideen O'Brien, Building Department Administrative Assistant

III. APPROVAL OF AGENDA

IV. APPROVAL OF AUGUST 3, 2023 MEETING MINUTES

V. PUBLIC COMMENTS

VI. PUBLIC HEARING – OLD BUSINESS

1. 15-31 ROBINSON CIRCLE PC23-0001

LOT CONSOLIDATION

Consideration of a request by Brian J. Fisher of THD Design Group, applicant on behalf of Hilltop Construction to consolidate nine lots into three lots for the purpose of new construction.

2. 2650 TYRELL PC23-0002

REDEVELOPMENT AND NEW ADDITION

Consideration of a request by Matt Poston of THD Design group on behalf of Sunnyland Development to redevelop the former YMCA into an Assisted Living Facility.

VII. PUBLIC HEARING – NEW BUSINESS

1. BUZZ WESTFALL PC23-0003

LOT SUBDIVISION

Consideration of request by R. Cory Spence of Grimes Consulting, Inc., applicant on behalf of T Westfall Plaza WCR MO LLC, etal. to subdivide Lot 7 in the Buzz Westfall Plaza to lots 7A1 and 7A2.

2. BANK OF AMERICA PC23-0004

NEW CONSTRUCTION

Consideration of a request by Matt Dubray of Bank of America to construct a new single story traditional bank with a covered drive-up.

3. KYDDIE KARNVIAL PC23-0005

Interior Remodel

Consideration of a request by Alvah M. Levine of Levine Associates, applicant on behalf of Kyddie Karnvial to complete a remodel of 9600 Halls Ferry to be used as a Childcare center.

VIII. OTHER BUSINESS

IX. COMMISSION AND STAFF COMMENTS

X. ADJOURNMENT



**Plan Commission Meeting
CITY OF JENNINGS, MISSOURI
AUGUST 10th, 2023 @ 5:00pm
MINUTES**

Meeting Called to order at 5:08pm

Roll Call of Commissioners: Jeannie Roberts: Present, Nikita Jamerson: Present, Rose Eichelberger: Present, Terrell Buford: Present (via zoom), Margie Brown: Present, Yonnee Fortson: Present, Patricia (Pat) Taylor: Present

Pledge of Allegiance- Commences

New Business:

Approval of the Appointment of Commissioner Chair – Nikita Jamerson. Rose Eichelberger makes a motion to appoint Nikita Jamerson to Commission Chair. 2nd - Pat Taylor.

Nays- 0

Yays-7- including Ms. Buford, but she is muted. Abstaining-0

Motion Passes

Approval of the Appointment Commissioner Co-Chair – Rose Eichelberger Patricia Taylor makes a motion to appoint Rose Eichelberger to Commission Co-Chair. 2nd - Nikita Jamerson.

Nays- 0

Yays-7- including Ms. Buford, but she is muted. Abstaining-0

Motion Passes

Petition for a Conditional Use Permit – to add an Event Center + Bar & Grill at 8745 Jennings Station Rd (The Gavel) in the C-2 zoning district under NAICS code 722410.

Petitioner: CT Executive Group Db a The Gavel

Taylor: “How large is The Gavel?” Mr. Francis: “10,000 square feet.” Taylor: “What about parking?”

Mr. Francis: He speaks about the possibility of an arrangement to be made with the city to accommodate parking.

Jamerson: “What would be your hours?”

Mr. Francis: Monday to Thursday- 4:00pm to 11:00pm, Friday and Saturday- 4:00pm to 1:00am, Sunday-closed.

Rose Eichelberger: What is the maximum capacity?

Mr. Francis: “We” do not have an exact number: Tables and Chairs- 56, Bar Chairs- 120, Bar standing room- 168. “The event center, facing Jennings Station Rd”: Tables and Chairs- 59, Chairs- 127, standing room- 178.

Yonnee Fortson: “Do you have members?”

Mr. Francis: There are members that pay dues. They’re Freemasons.

Yonne: “You guys have been open for 3 years and you’re just now getting the permit?”

Mr. Francis: “We just now applied for this process April 2nd of this year. We got a permit (Miscellaneous License) from The City of Jennings in June of last year (2022). So, this is a renewal process. Now we’re now wanting to have a Liquor License.”

Councilman Jeannie Roberts makes a motion to move the petition onto City Council*

*“Provided that we bring the Final County Health, because I see there are things they require for [passing], as well as a pass [from] the Fire Dept.”

2nd - Jamerson Nays- 0

Yays-6 Abstaining-0

Not including Ms. Buford, due to technical difficulties.

Motion Passes

Petition for a Liquor License – to add an Event Center + Bar & Grill at 8745 Jennings Station Rd (The Gavel) in the C-2 zoning district under NAICS code 722410.

Petitioner: CT Executive Group Dba The Gavel

Taylor makes a motion to move the petition onto City Council. 2nd - Roberts

Nays-0

Yays-7- including Ms. Buford Abstaining-0

Motion Passes

Petition for Lot Consolidation – lots 468 – 476 of Alexandria Place, per Plat Book 351, Page 191 of the St. Louis County, Missouri Records into three (3) 54’ – 29’ x 100 tracts in the R-1 Residential Single Family zoning district, resulting to 15-31 Robinson Circle Dr: No. of blocks 1, Lots 3, No. Plats1, for the proposed use of residential units.

Petitioner: THD Design Group, Inc. – Brain J. Fisher – on behalf of Thomas Hills of Hills Development

Fortson makes a motion to table the petition. 2nd – Roberts

Nays-0 Yays-6

Abstaining-0

Not including Ms. Buford, due to technical difficulties.

Motion Passes

Petition for Lot Consolidation – Beginning at the Northwest Corner of Lot 9 of Boeckeler Place –
Subdivision according to St. Louis County Plat Book 43, Page 87, abutting a portion of the lease area to
Eastern Missouri Cellular Limited Partnership – Per St. Louis County Plat Book 12,369, Page 1002. The
total acreage of the above consolidated lot is 8.524 acres (373,476 square feet), more or less – within
the L-1 Light Industrial zoning district.

Petitioner: Metron Surveying & Layout Co. – John E. Winkler Jr. – on behalf of Louisa Foods Products Inc.

Fortson makes a motion to table the petition. 2nd – Roberts

Nays-0 Yays-6

Abstaining-0

Not including Ms. Buford, due to technical difficulties.

Motion Passes

Adjournment: Roberts makes a motion to adjourn. 2nd – Fortson

Nays-0 Yays-6

Abstaining-0

Not including Ms. Buford, due to technical difficulties.

Motion Passes

Meeting Adjourned at 6:02pm