



Planning and Zoning Commission

February 1st, 2024, 5:45PM

2120 Hord Ave, Jennings, MO 63136 or join online:

<https://us02web.zoom.us/j/85806049856?pwd=UnRUa0tOMDVudU9DNXdZS3BIY>

Minutes

I. CALL TO ORDER

Meeting called to order at 5:54pm

II. ROLL CALL

	Present	Absent
Nikita Jamerson, Chair	<u> X </u>	_____
Rose Eichelberger, Vice Chair	<u> X </u>	_____
Patricia "Pat" Taylor, Secretary	<u> X </u>	_____
Terrell "Teri" Buford	<u> X </u>	_____
Yonnee Fortson	_____	<u> X </u>
Jeannine Roberts, Council Rep.	<u> X </u>	_____

Via zoom

Others Present: Kellie Shelton, City Services Director
Anni Dineen, Economic Development Coordinator
Aideen O'Brien, Building Department Administrative Assistant
Simone Wright, Economic Development Specialist

III. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

*Taylor makes a motion for approval of agenda, Buford seconds.
All in favor, none opposed, passes.*

IV. APPROVAL OF JANUARY 18TH, 2024 MEETING MINUTES

*Eichelberger makes motion for approval of January 18th, 2024 meeting minutes, Buford seconds.
All in favor, none opposed, passes.*

V. PUBLIC COMMENTS

Let the record reflect that there are no public comments.

NO PUBLIC COMMENTS

VI. PUBLIC HEARING – OLD BUSINESS CONDITIONAL USE PERMIT PC23-0013

Consideration of a request by Wezam Azem for a Conditional Use Permit for an auto repair shop at 8949 Jennings Station Road.

Jamerson asks that the record reflects that there is no representative there and calls for a motion.

Eichelberger makes a motion to deny the petition, Taylor seconds.

All in favor, none opposed, passes.

NEW CONSTRUCTION PC24-0002

Consideration of a request by LMAC Holdings, LLC, to construct phase three of STAR Residences at 6344 Garesche Ave.

Paul Boyer states that he's here on behalf of the proposal for STAR Residences and offers to answer any questions, acknowledging that the petition carried over from the last meeting to give the commissioners time to learn more about the proposal and tour the facility.

Commissioners in person do not have any questions, Dineen asks Roberts if she has any questions. Roberts has no questions.

Jamerson calls for a motion.

Taylor makes a motion to approve the petition, Buford seconds.

All in favor, none opposed, passes.

VII. PUBLIC HEARING – NEW BUSINESS

CHANGE OF LAND USE REQUEST PC24-0003

Consideration of a request by Tanya Hester of the Hester Group LLC to allow two designated parking spots for car sales.

Tanya Hester states that she's here to answer any questions or provide further information. Jamerson asks that she give a brief description of what the two designated spots are for and where they will be.

Hester states that the parking lot is at the back of the building, which is near their side entrance for the building. She explains that those two designated spots are already there, and that they need the two spots in order to receive their dealership license from the state.

Commissioner Taylor asks if it's the law office on Jennings Station Road.

Hester states that they've transitioned to doing most of their legal work in the City of St. Louis, but because of the central location of Jennings they provide consults there and use it as a space when it's more convenient for clients.

Eichelberger asks where they currently do car sales.

Hester states that they just received their certificate, so they aren't doing any sales yet.

Taylor asks how many cars they're storing on the lot.

Hester states that they won't be storing any cars at the location and cars will only be on the lot for transactions/showing cars. She states that they store their cars at 10121 West Florissant in Dellwood.

Taylor asks what the hours will be.

Hester states that they're only required to do 20 hours a week, and they already have someone on site for that amount of time, so it will only be by appointment, but they will still have someone available for those 20 hours to do sales.

Buford confirms that they will only be doing sales for that amount of time.

Hester confirms.

Taylor asks why they don't do the sales at their location in Dellwood.

Hester states that the City of Dellwood doesn't permit car sales there, although they are allowed to store their cars there.

Jamerson calls for a motion.

Taylor makes a motion to approve the petition, Buford seconds.

All in favor, none opposed, passes.

VIII. OTHER BUSINESS

Eichelberger makes a recommendation to change the time of the meetings from 5:45pm to 6pm because of the history of starting right before the 6pm time mark.

Buford seconds that recommendation.

Taylor makes a motion that the meeting time is changed from 5:45pm to 6pm, beginning at the March meeting, Buford seconds.

All in favor, none opposed, passes.

IX. COMMISSION AND STAFF COMMENTS

Buford thanks the fellow Commissioners for showing up to the tour of the STAR Residences building. She states that it was very informative and that she was impressed by what she saw.

X. ADJOURNMENT

Eichelberger makes a motion to adjourn the meeting, Taylor seconds.

All in favor, none opposed, passes.

Meeting adjourned at 6:09PM.