

**City of Bellefontaine Neighbors  
Planning and Zoning Minutes  
August 13, 2012**

The meeting was called to order by Chairman Stolte at 7:00 p.m.

Present: Chairman Stolte; members Jennings, Borzymowski, Van Deven, Dillworth; City Engineer Lum, City Inspector Stocker; Alderman Migliazzo. Member Baker was excused.

The minutes of the July 9, 2012 meeting were reviewed. A motion to approve the minutes was made by Van Deven and seconded by Jennings. Motion passed unanimously.

**Agenda:**

Mr. Ahmad Chehad was present to research City requirements for opening the Fish and Chicken Restaurant to be located in the Bissell Hills Shopping Center.

- The proposed location will be in the vacant space next to Family Dollar (the vacant Rinderer's space), but will only occupy approximately 1,500 of the approximately 3,700 square feet of the space.
- The hours will be from 11 a.m. until 8 or 9 p.m.
- The restaurant has approached the property owner about the potential of leasing the space, but they wanted to understand the requirements of the City before entering into a lease. Chairman Stolte suggested to Mr. Chehad that they may consider entering into the lease contingent upon approval of the plans by the City.
- The restaurant will be mostly fast food oriented, but will have seating for a small number of patrons.
- The facility will have two restrooms: a small one in the back will be for the staff only; the other will be a unisex restroom toward the front for the patrons. City Engineer Lum informed Mr. Chehad that he may be limited to 15 total people (staff and customers) inside the building because they will only have the one unisex restroom.
- The property is already zoned as Planned Development District Commercial, so there is no problem with the zoning.
- Chairman Stolte informed Mr. Chehad that the City will need a preliminary plan of what they are going to do inside the building, and the plans need to be reviewed by the City Engineer, along with the City Inspector. City Engineer Lum also suggested that the plan be a completed preliminary design showing the locations and number of tables and chairs, and where the hood, kitchen and exits would be located.

**Proposed Entrance Drive Standards**

- City Engineer Lum presented the Commission with a proposal to consider updating the City's ordinance on entrance drive standards.
- The purpose of the proposal is to consider updating the City codes to accommodate larger drive entrances to allow for safer access, and to bring the City's code more in line with St. Louis County's, which is 40 feet; the City's is currently 30 feet. City Engineer Lum further stated that this would provide developers with a standard more in line with the County's so they are not limited by our currently outdated standard when they do development in Bellefontaine Neighbors.

- After some discussion, the motion was made by Van Deven for Planning and Zoning to submit City Engineer Lum's Entrance Drive Standards proposal to City Attorney Kevin O'Keefe, to be updated to comply with St. Louis County's standards. With no more discussion and no questions, the motion was seconded by Borzymowski and unanimously passed.

There being no further business, a motion to adjourn was made by Dillworth and seconded by Van Deven. Motion passed unanimously.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Bob Stolte

**The next meeting of the Planning and Zoning Commission will be held on September 10, 2012 at 7:00 p.m.**