

**City of Bellefontaine Neighbors
Planning & Zoning Commission Meeting Minutes
November 9, 2020**

The meeting was called to order at 7:05 pm by Chairman Barrett.

Present: City Engineer Klein, Inspector Raben, Members Borzymowski, Duhadway, Gordon, Lane, and White. Alderman Christian was absent.

Members were asked if there were any changes to the October 12, 2020 minutes. There were no changes. Duhadway made a motion to accept the minutes as presented. Gordon seconded the motion. The motion passed unanimously.

9266 Lewis & Clark-Application for change of use; zoned C-2 Commercial

Ms. Joy Hargrove and Guest

Ms. Hargrove presented blueprints with proposed changes. Her plans were for a food market where packaged food would be sold and prepared food available for take out. There was a discussion regarding how food would be prepared and presented inside and outside of the building, additional kitchen renovations, restrooms, possible outdoor seating, etc. Discussion was held regarding impact on nearby homeowners, and access to and from the building.

Commissioner White requested a flow chart indicating how traffic and customers would flow and be processed. Ms. Hargrove explained customers would drive up on the east side of the building (where former banking windows are) with cash transactions taking place there. Customers would drive around to the west side where food would be brought out to them. She was asked where trash & used shortening would be stored and where deliveries would take place. It was requested locations of those things be shown on the plans.

Duhadway asked about access to the property for patrons driving south on I-367. There is an entrance for Longridge Drive on the west side, just past the island in I-367. The offset in the island for accumulating cars is short, allowing only one car to occupy it.

There would be no dine-in services but her establishment may have outdoor dining. Plans now include restrooms for employees only but a public restroom may be needed if food is consumed onsite. Initial hours of operation would be 9 am to 6 pm, possibly increasing to 24 hour operation later on but applicant is willing to be flexible on that account.

Ms. Hargrove will be leasing the building and will responsible for financing the proposed changes. Member Lane asked if Ms. Hargrove had sought legal advice. Ms. Hargrove stated she planned to do so.

There were additional concerns raised by the City Engineer, so the members asked for an upgraded set of drawings from the architect before Ms. Hargrove applies for the conditional use permit. Those upgrades should include a site plan with congruent directional indicators on all pages, lighting control indication, and flow of parking lot traffic. Ultimately, the application should receive 3 sealed plans to be presented for the conditional use permit.

Borzymowski made a motion to continue this discussion at the next P&Z meeting. White seconded the motion. The motion passed unanimously.

Food Trucks

Alderman Christian had supplied verbiage for a proposed ordinance regarding food trucks but he was not present. Barrett explained this matter came up after stationing a food truck permanently at Cabot & Coburg Lands Drive was proposed in another application earlier in the year. It didn't seem to be an urgent matter. Borzymowski made a motion to table the Food Truck bill discussion until Alderman Christian could be present. Gordon seconded the motion. The motion passed unanimously.

AirBNB's/Short Term Rentals (STR's)

The Chair began the discussion regarding the possibility of AirBNB's operating in the 4th Ward. He shared the information he found regarding the City of St. Louis regarding the taxes they collect under the Convention and Tourism, and Convention and Sports for hotels, motels, bed and breakfast operations and transient home rentals like AirBNB. St. Louis County may be able to do this, but there was nothing the Chair discovered online.

The Commission is not completely clear what Alderwoman Reed's request is regarding the possibility of operation of this kind of business. Chair stated he would get further clarification.

1200 Darr Drive

City Engineer discussed the business at 1200 Darr and Ashbrook that wants to install a kitchen hood. The concern is whether this will pose a nuisance to nearby neighbors due to the noise and smell. The City Engineer will further research this matter.

Having discussed all business on the agenda, Barrett asked if there were any further discussion. There was none. He asked for a motion to adjourn. A motion was made, seconded and passed unanimously. The meeting adjourned at 8:30 pm.

Respectfully submitted,

Wanda Lane

Recommendations:

1. Continuation of 9266 Lewis & Clark CUP discussion
2. Continuation of Food Truck bill
3. Continuation of AirBnB discussion