



**Planning & Zoning Commission
Meeting Minutes**

April 7, 2025 7:00pm
1 Government Ctr, Ballwin MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

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

ROLL CALL

Present

Mayor Tim Pogue
Chairman Grant Alexander
Commissioner Janet Carr
Commissioner Bill Hinds
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
Commissioner Michael Swain
City Attorney Robert Jones
City Planner Lynn Sprick

Absent

Alderman David Siegel
Commissioner Derek Beiter

MINUTES

The minutes from the March 3, 2025 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Commissioner Swain and seconded by Commissioner Winfrey. The motion was approved unanimously.

AGENDA ITEMS

Public Comment

The Commissioner allowed public comment from a resident, Patrick Lewis of 238 Oak Moss Court to speak. He feels that business signage should be in English.

Attorney Jones pointed out that Government bodies cannot regulate content of signage.

SUE-25-03 Special Use Exception, submitted by Fuad Khalil, for a restaurant with front yard parking at 15523 Manchester Road.

Lynn Sprick summarized the Petition.

Fuad Khalil (Petitioner) provided additional details, noting that the business will prepare and sell halal and kosher pizza.

Commissioner Hinds asked about the work completed on the space.

Mr. Khalil stated that cosmetic work, including flooring and painting, had been done to refresh the space.

Commissioner Winfrey inquired about the proposed hours of operation.

Mr. Khalil stated the hours will be Monday through Saturday from 11:00 a.m. to 12:00 a.m., and Sunday from 11:00 a.m. to 9:00 p.m.

Commissioner Carr asked if delivery services will be offered.

Mr. Khalil confirmed that delivery will be available through services such as DoorDash and Uber Eats.

Chairman Alexander asked how many employees would work at the restaurant.

Mr. Khalil stated the business will initially employ six (6) full-time and four (4) part-time employees.

Chairman Alexander opened the public hearing. With no one present to speak, the public hearing was closed.

Commissioner Hinds made a motion to recommend approval of the Petition to the Board of Aldermen.

Mayor Pogue seconded the motion, and it was unanimously approved.

SUE-25-04 Special Use Exception, submitted by Midwest Petroleum, for a motor vehicle fuel filling station with front yard parking at 15302 Manchester Road.

Lynn Sprick summarized the Petition.

Ryan Schweissguth and Karen Doss (Petitioners) provided additional information.

Chairman Alexander asked about the new canopy and how the old canopy would be attached.

Ms. Doss stated that a new Phillips 66 fascia will be installed.

Commissioner Carter asked about traffic concerns at Manchester Road and New Ballwin Road.

Ms. Doss pointed out that multiple curb cuts are being removed as part of the project.

Mr. Schweissguth noted that a median on Manchester Road prevents vehicles from turning left out of the site.

Commissioner Carter asked whether a traffic study had been completed and what the results were.

Mr. Schweissguth responded that MoDOT had performed a traffic study and had no major comments, other than the possibility of changing the timing of the traffic signals at Manchester Road and New Ballwin Road.

Mayor Pogue inquired about the curb cut on New Ballwin Road.

Mr. Schweissguth confirmed the remaining curb cut will be relocated slightly to the south of the one currently closest to Manchester Road.

Commissioner Hinds asked if the Petitioners had elevations of the proposed development.

Mr. Schweissguth presented elevations to the Commission.

Commissioner Swain asked about the parking lot on the south side of the property.

Ms. Doss stated it would be used by Midwest Petroleum owners when visiting the site.

Commissioner Winfrey asked if the business would be open 24 hours a day.

Ms. Doss confirmed it would.

Chairman Alexander asked about buffer requirements.

Ms. Doss explained that a significant amount of green space and landscaping would be provided.

Commissioner Swain noted that the adjacent residence has been converted into a business.

Commissioner Brinker asked whether a retaining wall would be installed along New Ballwin Road.

Mr. Schweissguth stated that a new retaining wall would be constructed along the edge of the parking lot along New Ballwin Road. The larger existing wall along the west property line would be extended. A fence will be installed on that retaining wall due to its height.

Commissioner Brinker asked about the installation of sidewalks.

Mr. Schweissguth stated that ADA-compliant sidewalks and ramps will be constructed on all three sides of the property.

Attorney Jones reminded the Commission to address waiving the cross-access easement requirement between the subject property and the property to the west when making their recommendation to the Board of Aldermen.

Chairman Alexander opened the public hearing. With no one present to speak, Chairman Alexander closed the public hearing.

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen, waiving the cross-access easement requirement. Commissioner Hinds seconded the motion, and it was unanimously approved.

Z-25-01 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2 Single Family Dwelling District for the following: Claymont, Claymont Cove, Claymont Place and Claymont Court, Claymont Elementary School and St Mark's Presbyterian Church.

Ms Sprick summarized the Petition.

Mayor Pogue asked Attorney Jones about questions that came up at the homeowners' association meeting.

Attorney Jones stated that the questions primarily concerned the differences between the two zoning districts.

Chairman Alexander opened the public hearing. With no one present to speak, Chairman Alexander closed the public hearing.

Mayor Pogue motioned to recommend approval of the Petition of the Petition to the Board of Aldermen. Commissioner Hinds seconded the motion and it was unanimously approved.

OTHER ITEMS

Alderman Stallmann thanked Mayor Pogue for his dedicated service to the City of Ballwin.

With no other business to discuss, Chairman Alexander motioned to adjourn the meeting. Mayor Pogue seconded the motion and the meeting adjourned at 7:45pm.