



**Planning & Zoning Commission
Meeting Minutes**

June 2, 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

Alderman David Siegel
Commissioner Michael Swain
Chairman Grant Alexander
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Bill Hinds
Commissioner Victoria Winfrey
Commissioner Scott Brinker
City Attorney Robert Jones
City Planner Lynn Sprick

Absent

Mayor Mark Stallmann
Commissioner Zach Carter

MINUTES

The minutes from the May 5, 2025 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Commissioner Harvey and seconded by Commissioner Winfrey. The motion was approved unanimously.

AGENDA ITEMS

SUE-25-05 Special Use Exception, submitted by Rajakumari Kandula, for a restaurant with front yard parking at 15307 Manchester Road.

Lynn Sprick summarized the Petition.

Alderman Siegel asked if the number of tables should be limited.

Commissioner Carr noted that the previous restaurant at this location had minimal outdoor seating.

Commissioner Hinds asked if outdoor seating had been approved for the previous restaurant.

Lynn Sprick clarified that outdoor seating would require new approval, as this is a separate Special Use Exception.

Commissioner Hinds said outdoor seating should not be decided at this time since the Petitioner is not present.

Attorney Jones advised that this matter could be addressed at the Board of Aldermen meeting.

Commissioner Harvey expressed a preference to prohibit outdoor seating along the lower sidewalk.



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Chairman Alexander clarified that no outdoor seating is being added at this time and it will be considered at the Board of Aldermen Meeting.

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

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen. Commissioner Winfrey seconded the motion, and it was unanimously approved.

SUE-25-06 Special Use Exception, submitted by Sarem Alden Othman for a restaurant with front yard parking at 15299 Manchester Road.

Lynn Sprick summarized the Petition. Outdoor seating is being added to this Petition.

The Petitioner addressed the Commission, stating that no final decisions have been made regarding outdoor seating, but it is being considered. The proposed restaurant would have late-night hours.

Commissioner Carr asked about the hours.

The Petitioner stated the hours would be Monday through Thursday 7:00am to 10:00pm and Friday through Sunday 7:00am to midnight.

Commissioner Hinds asked if alcohol would be served.

The Petitioner responded that no alcohol would be offered, explaining that the establishment is intended to provide a safe space for teens and young adults to socialize.

Chairman Alexander asked about the occupancy.

The Petitioner answered 95 - 98.

Commissioner Winfrey asked the number of employees.

The Petitioner answered 15 - 20.

Commissioner Carr asked the projected opening date.

The Petitioner answered September - October.

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

Alderman Siegel noted that the proposed hours extend later than those of other tenants in the plaza.

Commissioner Brinker pointed out that Walgreens, located in the same plaza, remains open until 11:00 p.m.

City Administrator Sterman said he would discuss safety concerns related to the hours of operation with Chief Bergfeld.

Alderman Siegel raised the question of limiting outdoor seating.

Commissioner Hinds commented that outdoor seating is feasible given the location is a corner unit.

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen with the condition that outdoor seating be limited to the upper level only. Commissioner Hinds seconded the motion, and it was unanimously approved.



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Z-02-25 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 subdivisions: Oak Tree Farm and Oak Tree Farm Addition, Parc Forrest and the property at 705 Henry Avenue.

Lynn Sprick summarized the Petition. She corrected the agenda which should state the change is to Ballwin's R-2A District, not R-2.

Aldermen Siegel asked about the differences between St. Louis County's R-2 District and Ballwin's R-2A District.

Lynn Sprick discussed the differences.

Commissioner Brinker asked whether the number of non-conformities that would result from the reclassification is currently known.

Lynn Sprick responded that the exact number is not readily available, but any resulting non-conforming structures would be permitted to remain until demolition.

Chairman Alexander opened the public hearing.

Byron Winton (Ballwin resident) asked how permits will be handled in the future.

Lynn Sprick answered.

Charles McKluskey (Ballwin resident) asked why this is being done after thirty (30) years.

Lynn Sprick explained that it should have been done at the time of annexation.

Mr McKluskey asked about the non-conforming status of existing structures.

With no other members of the public present to speak, the hearing was closed.

Commissioner Harvey stated that his company maintains a large portion of the common ground in the affected subdivisions and mentioned that subdivision trustees have inquired about the possibility of reforestation of these areas.

Attorney Jones provided information regarding the applicable code sections related to reforestation and land use.

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen.

Commissioner Swain seconded the motion, and it was unanimously approved.

Lynn Sprick stated that the Petitioners for the first application were now present if there were any questions from the Commission.

There were none.

Alderman Siegel stated that this is Chairman Alexander's last meeting. His service to the City has been greatly appreciated.

Alderman Siegel asked if there would be an election for chairman and vice chairman at the next meeting.

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