



**Planning & Zoning Commission
Meeting Minutes**

January 5, 2026 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 Bill Hinds at 7:00 p.m.

ROLL CALL

Present

- Mayor Stallmann
- Commissioner Tim Pogue
- Commissioner Janet Carr
- Commissioner Jonathan Harvey
- Commissioner Victoria Winfrey
- Commissioner Zach Carter
- Commissioner Michael Swain
- Commissioner Scott Brinker
- City Attorney Kyle Cronin
- City Planner Lynn Sprick

Absent

- Alderman David Siegel

MINUTES

The minutes from the December 1, 2025, Planning & Zoning Commission meeting were submitted for approval. A motion to approve the minutes was made by Commissioner Harvey and seconded by Mayor Stallmann. The motion passed unanimously.

AGENDA ITEMS

SUE-26-01 Special Use Exception, submitted by Kyle Matthias, for a brewery and taproom at 14738 (LL) Manchester Road.

Lynn Sprick summarized the petition, noting that the site currently contains 69 parking spaces, while 74 spaces would be required under the City’s highest parking requirement. She also noted that an adjacent paved area previously accommodated 27 parking spaces.

The Petitioner, Kyle Matthias, addressed the Commission.

Mayor Stallmann inquired about the plans for the business.

Mr. Matthias stated that the space will initially be used for production with off-site sales. In the future, the business may include a taproom and/or on-site retail sales.

Commissioner Harvey noted that liquor licenses will be required.

City Attorney Cronin provided additional explanation regarding the applicable liquor license requirements.



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

Mayor Stallmann made a motion to recommend approval of the petition to the Board of Aldermen. Commissioner Winfrey seconded the motion. The motion was unanimously approved.

SUE-26-02 Special Use Exception, submitted by Malik Yahya, for a restaurant at 15425 Manchester Road, Suite 38.

Chairman Hinds stated that this petition was withdrawn by the Petitioner.

SUE-26-03 Special Use Exception, submitted by Paul Kushnir, to allow a store in which the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts at 15367 Manchester Road.

Lynn Sprick summarized the petition, noting that the Board of Aldermen approved a Text Amendment in December permitting stores in the C-1 District where the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts regardless of whether new merchandise is also sold subject to approval of a Special Use Exception.

Ms. Sprick further stated that there are 904 existing parking spaces on site, while 916 spaces would be required under the City's highest parking requirement. Staff indicated there are no parking concerns and recommended approval of the petition with the condition that no merchandise be stored outdoors outside of regular business hours.

The Petitioner, Paul Kushnir, addressed the Commission.

Mayor Stallmann asked whether any new merchandise would be sold.

Mr. Kushnir explained that all materials sold are recycled materials.

Commissioner Harvey inquired whether any repairs would be conducted on site.

Mr. Kushnir stated that items are bought and sold as-is.

Commissioner Brinker asked how items with no resale value would be handled.

Mr. Kushnir responded that such items are accepted and recycled.

Commissioner Winfrey asked whether the business assists customers in "unlocking" devices.

Mr. Kushnir stated that if a device cannot be unlocked, it is accepted for recycling. He further explained that all customers' identifications are scanned, and the business utilizes a point-of-sale system that is linked to the local police department.

Commissioner Pogue asked whether a condition prohibiting outdoor storage could be added. Ms. Sprick confirmed that it could.

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

Commissioner Pogue made a motion to recommend approval of the petition to the Board of Aldermen, with the condition that no outdoor storage be permitted. Commissioner Harvey seconded the motion, and the motion was unanimously approved.

SUE-26-04 Special Use Exception, submitted by Central Plaza, to allow a store in which the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts at 15325 Manchester Road.

Lynn Sprick summarized the petition, noting again that the Board of Aldermen approved a Text Amendment in December permitting stores in the C-1 District where the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts—regardless of whether new merchandise is also sold—subject to approval of a Special Use Exception. Ms. Sprick further stated that the petition is located within the Central Plaza development, which contains 904 existing parking spaces, while 916 spaces would be required under the City's highest parking requirement. Staff expressed concerns regarding traffic flow throughout the site and recommended approval with the following conditions:

1. No outdoor storage of merchandise or donations outside of business hours;
2. Donations must be dropped off at the rear of the building in a clearly marked donation area; and
3. No stacking of vehicles in the drive aisles in front of the building.

Jesse Links spoke on behalf of the Petitioner and stated that all proposed conditions were acceptable.

Commissioner Pogue asked about the donation procedure.

Mr. Links explained that a motion-activated bell notifies an attendant when a vehicle approaches the donation area. Staff then accept the donation, bring it inside the building, and sort it for placement on the sales floor.

Commissioner Harvey stated he would be in favor of implementing one-way traffic, with vehicles entering at the front of the Plaza and exiting along the west side.

Commissioner Pogue inquired how after-hours donations would be handled.

Mr. Links stated that any items left overnight would be brought inside prior to opening the following day. He added that the site will have 24-hour surveillance.

Mayor Stallmann asked why Central Plaza was listed as the Petitioner.
Mr. Links explained that this arrangement was part of the contract negotiations.

Commissioner Brinker asked whether a Special Use Exception Transfer would be required.
Ms. Sprick explained that the petitioner's name sometimes differs from the business name and that the approval ordinance identifies the business.
City Attorney Cronin confirmed that this is the standard procedure.

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

Commissioner Harvey made a motion to recommend approval of the petition to the Board of Aldermen with the following conditions:

1. No outdoor storage of merchandise or donations; and
2. One-way traffic for donation drop-off.

Commissioner Pogue expressed concern that the proposed conditions could conflict with requirements in the lease agreement.

Anthony Moon spoke on behalf of the landlord and stated that the only potential conflict he anticipated would be whether the petitioner's drop-off procedure might impede other tenants' ability to receive deliveries.

Commissioner Swain stated he would be in favor of signage directing drop-off traffic.

Chairman Hinds asked whether the Commission could recommend that a traffic pattern map be submitted to staff for approval.

City Administrator Sterman stated that enforcement could be challenging and suggested that the Commission could recommend that the traffic pattern map be subject to staff review.

Commissioner Carter asked about the anticipated volume of traffic.
Mr. Links responded that during the busy season, approximately 45 to 75 vehicles per day are expected, and during the slower season, approximately 25 to 50 vehicles per day.

Commissioner Harvey amended his motion to require staff to work with the petitioner to establish a safe traffic pattern with appropriate signage and to prohibit outdoor storage of donations or materials for sale.
Ms. Sprick confirmed that the amended motion included the following conditions:



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1. That staff work with the petitioner to create a safe traffic pattern with signage;
2. no outdoor storage of donations or materials for sale be permitted.

Commissioner Harvey confirmed.

Commissioner Carr asked about the number of employees.

Mr. Links stated that there would be a minimum of 10 to 12 employees.

Commissioner Pogue seconded the motion.

Ms. Sprick asked whether the condition prohibiting stacking of vehicles was included in the motion.

Commissioner Harvey confirmed that it was.

The motion was approved by a vote of six ayes and three nays.

OTHER BUSINESS

Chairman Hinds asked if there are more areas of the City that are to be rezoned.

Ms Sprick said the recent large rezoning petitions covered most of the areas that retained St Louis County's zoning designations after annexation. There are a few smaller areas that still require rezoning.

City Administrator Sterman added that the annexation of two subdivisions: Arbor Trails, including Oak Brook Elementary School and Arbor Crest will be effective on April 1, 2026. They will be rezoned sometime this year.

With no further business, Chairman Hinds motioned to adjourn the meeting. Commissioner Winfrey seconded the motion, and the meeting adjourned at 7:55 p.m.