



**Planning & Zoning Commission
Meeting Minutes**

April 6, 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
Alderman David Siegel
Commissioner Tim Pogue
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
City Attorney Bob Jones
City Planner Lynn Sprick

Absent

Commissioner Michael Swain

MINUTES

The minutes from the January 5, 2026 Planning & Zoning Commission meeting were submitted for approval. A motion to approve the minutes was made by Commissioner Pogue and seconded by Commissioner Harvey. The motion passed unanimously.

AGENDA ITEMS

SUE-26-05 Special Use Exception, submitted by Panayiotis Stavrianos, for a restaurant at 910 Kehrs Mill Road, Suite 102.

Lynn Sprick summarized the petition, noting that the development exceeds the parking requirement. be required under the City's highest parking requirement.

Chairman Hinds said he has never seen the parking lot full.

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, including the requested outdoor parking. Commissioner Carr seconded the motion. The motion passed unanimously.

Panayiotis Stavrianos spoke about the proposed business.



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SUE-26-06 Special Use Exception, submitted by Jorge Gutierrez Taxis, for a restaurant at 15467 Clayton Road.

Lynn Sprick summarized the petition, noting that the proposed restaurant would serve alcohol and that no outdoor seating was depicted on the submitted plans. She also noted that the development provides parking in excess of the City's required minimum.

Jorge Gutierrez addressed the Commission regarding the proposed business, explaining that it has grown from a successful food truck operation.

Commissioner Carr asked about the seating capacity. Mr. Gutierrez responded that the restaurant would have approximately 70 to 80 seats.

Mayor Stallmann asked whether outdoor seating was proposed. Mr. Gutierrez responded that it was not.

Commissioner Harvey asked whether the restaurant would feature live music. Mr. Gutierrez stated that live music may be offered for special occasions, such as Cinco de Mayo.

Commissioner Pogue asked whether live music should be included in the application. City Attorney Jones responded that it was not necessary.

Commissioner Harvey asked whether the petitioner had obtained a liquor license. Mr. Gutierrez stated that he is currently in the process of obtaining one.

Chairman Hinds opened the public hearing. As no members of the public were 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 Harvey seconded the motion. The motion passed unanimously.

With no further business before the Commission, Commissioner Pogue made a motion to adjourn the meeting. Commissioner Harvey seconded the motion, and the meeting adjourned at 7:15 p.m.