



**MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
1 GOVERNMENT CTR ♦ BALLWIN MO 63011
MAY 2, 2022**

Chairman Weaver called the meeting to order at 7:00 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver
Secretary Olivia Pieknik
Commissioner Grant Alexander
Commissioner Derek Beiter
Commissioner Gary Carr
Commissioner Mike Swain
Commissioner Victoria Winfrey
Mayor Tim Pogue

Planning Technician Shawn Edghill
City Administrator Eric Stermann
City Attorney Robert E. Jones

ABSENT

Commissioner Chad Silker
Alderman Michael Finley

Approval of Minutes

A motion was made by Secretary Pieknik to accept the minutes of the January 3, 2022 meeting as submitted. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

SUE 22-01 – Entertainment Use

Kids Empire, 14880-B Manchester Rd, Ballwin MO 63011
Petitioner: Mr. Alton M. Klein, 620 Arrow Hwy, LaVerne CA 91750

Mr. Brandon Peterson, addressed the Commission, requesting approval for the special use exception for an indoor entertainment use. Mr. Peterson said that this will be an indoor playground for children 12 and under. Parents must stay with their children. Mr. Peterson said that food is not prepared on the premises; everything is prepackaged. They do provide a catered birthday party service as well.

Mayor Pogue asked whether the business will sell alcohol. Mr. Peterson said no alcohol will be sold or allowed to be brought in.

Commissioner Alexander asked about the proposed hours of operation. Mr. Peterson said the hours will be Monday through Thursday 10:00 am – 8:00 pm; Friday through Sunday 10:00 am – 10:00 pm.

Chairman Weaver asked about the playground. Mr. Peterson said that it will be an indoor jungle gym encompassing three levels. The second level will have a soccer field, and the bottom level will feature go-karts on an epoxy track. There will be a separate area for toddlers, as well as a dance room and slides. The cost will be \$15 per child (parents are free) and is valid the entire day. Mr. Peterson said their patrons are able to leave and return multiple times during the day, which in turn helps the neighboring businesses. The facility will be open year-round, including holidays.

Secretary Pieknik asked about the ratio of parents to children. Mr. Peterson said that they will not allow more than two children per adult. Secretary Pieknik asked if the staff will be trained in first aid and emergency situations. Mr. Peterson said they will be trained. Entry gates at the front of the facility will be monitored at all times.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of the Petition SUE 22-01. No one came forward, and Chairman Weaver asked if anyone wished to speak in opposition to the petition. No one came forward, and Chairman Weaver closed the public hearing.

Secretary Pieknik made a motion to recommend approval of Petition SUE 22-01 to the Board of Aldermen, with the provision that no alcohol will be sold or allowed to be brought in. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

Adjournment

Secretary Pieknik made a motion to adjourn the meeting. Commissioner Beiter seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:13 p.m.

J. Mark Weaver, Chairman
Planning & Zoning Commission