

Plan Commission Minutes January 9, 2014

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, January 9, 2014, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge was recited and the Petitioner, Courtney Hoffman, was sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Mark Davis, Jack Taylor, Frank Greathouse, Peggy Cunningham, Mike Spanberger, Andy Mathes and Roger Tracy. Also present: Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt. Excused absences: Shirley Howard, Don Luddeke and Mary Jo Akeman.

MINUTES/AGENDA

A Motion to approve the Minutes from the previous meeting (November 7, 2013) and this evening's Agenda was made by Jack Taylor and seconded by Andy Mathes. Voice vote. All ayes. Motion carried.

COUNCIL REPORT

No Report.

PETITIONER: Courtney Hoffman

**AJ's Bar & Grill d/b/a AJ Service Group
3304 West Chain of Rocks Road**

The Chair read the Petitioner's request to allow continuance of a bar & restaurant under new ownership. The property is zoned M-4 in a Planned Industrial Development District. Mr. Janek apologized to the Petitioner for not having a quorum in December, thus delaying the Hearing until this evening.

The Petitioner, Courtney Hoffman came forth stating his address is 228 Gage Drive in St. Louis, Missouri. The location was formerly a bar and grill, his Petition is a request to continue with the same type of establishment. Mr. Hoffman stated he is a Real Estate Broker and a 4th generation club owner with several clubs in East St. Louis and in Belleville.

The Assistant City Attorney clarified the location of the property is in a P.I.D. (Planned Industrial Development) District and is likened to a P.U.D. (Planned Unit Development) District whereas all changes, or intensifications, must appear before the Plan Commission.

The Zoning Administrator stated he has spoken with Mr. Hoffman; he is aware there are no Class "A" Liquor licenses available (the quota per City Ordinance has reached the limit). Mr. Hoffman will apply for a Class "C" Liquor license (a restaurant serving liquor ...70% food sales and liquor sales 30%).

The Zoning Administrator asked the Petitioner if he knew the occupancy load of the establishment and was told 187 people.

The Chair stated there was no one in the audience that would be either for or against the Petition.

The Checklist was completed as follows:

- a). Hours of Operation limited to: 6:00 AM to 4:00 AM
- b). Days of operation: 7 (seven) days a week
- c). Signage limited to: On Building only, mobile signs not permitted
- d). Screening required: Fenced-in dumpster
- e). Additional parking required: No.
- f). Any additional exterior lighting permitted? Yes. Neon lighting, to be approved by the Zoning Administrator, cannot impede with traffic or stoplights
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Obtain from the Inspection, Bldg & Zoning Department a business license, the proper permits and inspections. The outdoor tent for the smoking area is to be coordinated with, and approved by, the Zoning Administrator. The Administrator's concern is safety, Mr. Hoffman agreed to provide literature on the tent to him.

MOTION by Mark Davis and seconded by Mike Spanberger to approve the Petition and allow a restaurant serving alcoholic beverages; contingent upon receiving a Class "C" Liquor License and comply with Items "a" thru "k" in the above checklist. Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Commission Member, Michael Spanberger, read aloud a letter of resignation, effective this evening (following the meeting). He stated he recently graduated with a degree in Civil Engineering and has accepted a position with the Missouri Department of Transportation and must relocate near the St. Louis area (Attachment A, copy available upon request). The Chair thanked Michael for his dedicated service to the Community and congratulated him on his new position.

UNFINISHED BUSINESS

None voiced.

Motion to adjourn by Jack Taylor and seconded by Peggy Cunningham. Voice vote. All ayes.

Respectfully submitted,

Barbara Hawkins

Recording Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: January 9, 2014

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AJ Service Group
3304 W. Chain of Rocks Rd.**

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ROLL CALL VOTE

**John Janek
Mark Davis
Jack Taylor
Frank Greathouse**

**Peggy Cunningham
Michael Spanberger
Andy Mathis
Roger Tracy**

Motion carried by unanimous consent.