

Webster Groves Plan Commission
Meeting Minutes
July 1, 2019

Members Present	Charles Sindel	PLANNER
	Jeff Smith	Danny Jendusa
	Brandon Harp	DIRECTOR OF PLANNING & DEVELOPMENT
	Steve Hunkins	Mara Perry
	Annie Tierney	CITY ATTORNEY
	Anne Tolan	Neil Bruntrager
	Scott Mueller	COUNCIL LIAISON
	Christopher Michael	Pam Bliss

Members not Present
Adam Field

REGULAR SESSION

1. Sindel opened the meeting at 7:00 p.m.
2. **APPROVAL OF MINUTES:**
Sindel asked for a motion to approve the minutes from the May 6, 2019 meeting. Smith made a motion to approve. Tolan seconded the motion. The motion passed 8-0.
3. **PUBLIC COMMENTS:**
There were none.
4. **PUBLIC HEARING:**
 - a) **119-PC-13 Le Macaron (111 W Lockwood Ave.)**: An application by McKibben French Pastries of Saint Louis, Inc. (d.b.a. Le Macaron) for a Conditional Use Permit for a “Coffee Shop, no drive-thru” use at 111 W Lockwood Ave. in the “D” Commercial District.

Jendusa began with slides of the site for the proposed coffee shop with no drive-thru at 111 W. Lockwood Ave. which is located in the “D” Commercial District. This is an existing retail tenant space with no record of a previous restaurant use. Jendusa went through the five factors for determining if the proposed use will not:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the community.
5. Overtax public utilities

The proposed use includes food and beverage service with limited on-site food preparation.

The use will include interior café seating and exterior sidewalk dining with approval of a Sidewalk Dining Permit. The applicant proposes to serve alcohol with the approval of a liquor license. Jendusa said parking will be on-street as well as the city lot and garage. Hours of operation which will be 7AM-1AM which is consistent with other food and beverage services in Old Webster. The plans were submitted to Police, Fire and Public Works for comments. Public Works advised they would need to maintain ADA required walkways along the city sidewalk. Jendusa went through the recommendations should the City Council approve of the Conditional Use Permit.

1. All provisions of the City Code shall apply except as expressly modified in the CUP Ordinance.
2. Hours of operation shall be limited to 7AM to 1 AM daily.
3. Outside dining shall be allowed only to the extent permitted by the City's Sidewalk Dining regulations contained in Chapter 43, as amended.
4. The applicant shall secure private commercial trash removal service. The applicant shall be responsible for all pick-up of litter and trash related to the operation of the Coffee Shop on the subject property, neighboring properties, and public sidewalk on a daily basis. The area immediately around the establishment shall at all times be free of trash, debris, and oil waste, with all trash and waste being placed inside appropriate containers.
5. The existing primary structure setbacks shall be those of the "D" Commercial District.
6. This conditional use permit is personal to the owner and shall not run with the land.

The applicant James McKibben, said he is excited about this opportunity.

Sindel asked about trash pickup and McKibben said he was open to suggestions. Perry suggested checking with the property owner as sometime tenants share pickup.

Tolan asked about hours of operation and deliveries. Perry said there are designated delivery spaces for the tenants.

McKibben said they will have outdoor dining with the possibility of limited wine and beer for the business.

5. **ADJOURNMENT OF REGULAR SESSION**

Sindel asked for a motion to close the regular session. Smith made a motion. Tolan seconded the motion. All in favor the motion passed 8-0.

EXECUTIVE SESSION:

6. **VOTES:**

- a) **119-PC-13 Le Macaron (111 W Lockwood Ave.):** An application by McKibben French Pastries of Saint Louis, Inc. (d.b.a. Le Macaron) for a Conditional Use Permit for a "Coffee Shop, no drive-thru" use at 111 W Lockwood Ave. in the "D" Commercial District.

Sindel went through the five factors for determining if the proposed use will not:

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2. Substantially increase fire hazards.
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4. Adversely affect the general welfare of the community.
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All said no.

Sindel asked for a motion to approve. Harp made a motion to approve with staff's recommendations. Michael seconded the motion. All in favor the motion passed 8-0.

7. OTHER BUSINESS:

Perry spoke of the email that was forwarded to them from Michael Blaes. A discussion will be on the work session agenda for the next council meeting. Perry also gave updates on the former Auto Beauty property, former YMCA property and the Regions Bank property.

8. NEXT REGULAR MEETING: August 5, 2019.

9. ADJOURNMENT OF THE EXECUTIVE

Sindel asked for a motion to adjourn. Smith made a motion. Tolan seconded the motion. All in favor motion passed 8-0. The meeting adjourned at 7:45.