



City of WEBSTER GROVES

4 E. LOCKWOOD AVE. | WEBSTER GROVES | MISSOURI | 63119

314.963.5300 | WEBSTERGROVES.ORG

MEETING MINUTES

**Webster Groves Plan Commission
Meeting Minutes
September 12, 2022**

MEMBERS PRESENT: Jeff Smith, Steve Hunkins, Michael Buechter, Grace Clapper, Maddy Heikkila, Christopher Michael, Toni Hunt

MEMBERS PRESENT VIA ZOOM: Scott Mueller, Annie Tierney

DIRECTOR OF PLANNING & DEVELOPMENT: Mara Perry

CITY ATTORNEY: Peter Bruntrager

REGULAR SESSION

1. MEETING CALLED TO ORDER: Smith opened the meeting at 7:00 p.m.

2. APPROVAL OF MINUTES:

Smith asked for a motion to approve the minutes from the July 11, 2022 meeting. Clapper made a motion to approve. C. Michael seconded the motion. The motion passed 9-0.

3. PUBLIC COMMENTS:

There were none.

4. PUBLIC HEARING:

[2-PC-04 Telle IV Properties, LLC \(7982-7984 Big Bend Boulevard\)](#): An application by Telle IV Properties LLC for a Conditional Use Permit to allow an Automotive Repair and Services Facility use in the existing structure located on a 0.8 acre lot at 7982-7984 Big Bend Boulevard in the "C" Commercial District.

Perry began with a map of the proposed site in which Telle IV Properties, LLC is requesting a CUP to allow for Automotive Sales and Repair Services and office uses at 7982 Big Bend Boulevard and additional land used as a parking lot at 7984 Big Bend Boulevard. The subject property, is zoned "C" Commercial District.

She went through the existing conditions as well as the history of the property. The property has been used as an Automotive dealership with service repairs for the last number of decades.

The proposed land and offices uses and Automotive Sales and Repair Service use is consistent with the commercial use identified in the updated Comprehensive Plan map from 2017.

Perry went through the five factors to determine whether the requested 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 existing structure will be used for their office headquarters and administrative offices which is a permitted use in the "C" Commercial District. The secondary purpose is for an automotive repair and service facility which requires a CUP in the "C" Commercial District. The applicants plan to perform repairs that include oil changes, brake services, engine diagnostics and repairs.

There are currently 84 parking spaces, for this proposal the applicant will need to restripe to 50.3 to cover employee, service and office parking requirements. Hours of operations will be 7:30 am to 5:30 pm. Setbacks have already been established with no additional restrictions.

Perry said staff recommends approval of the requested Conditional Use Permit as submitted and should the City Council approve of the CUP, staff recommends the following conditions:

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance.
2. The approved use shall be Office use with an Automotive Repair and Services Facility use.
3. A minimum of fifty-one (51) off-street parking spaces shall be maintained on the site. Reductions in this number can be made with the provision of additional bike parking spaces as limited in the City Code.
4. Any changes or improvements to the curb cuts or sidewalks along Big Bend Boulevard shall obtain permits from the St. Louis County Department of Highways and Traffic.
5. Hours of operation shall not exceed the following: 7:30 am-5:30 pm daily.
6. No derelict or inoperable vehicles or vehicles with extensive damage shall be stored on the premises.
7. Any new pole mounted or wall mounted lighting shall meet light levels in the City Code.
8. No outside amplified speakers shall be allowed on the premises.
9. The applicant shall be responsible for pick-up of all litter on their property and litter generated from their facility onto adjacent properties or rights-of-way.
10. The primary and accessory structure setbacks shall be those set in the underlying "C" Zoning District setbacks and the Additional Minimum Street Setbacks in the Zoning Code.

Smith suggested recommendation # 11 be shall vs. should. All agreed.

Clapper asked about curb cuts and Perry said any changes will have to go before St. Louis County as Big Bend is a county road.

Hunt asked if a site plan would come back for their review and Perry said no as it would be just for the parking lot restriping.

Buechter asked about removal and storage of the waste from the automotive repair and Perry said the existing code already has requirements for those.

Aaron Telle, the applicant said the current office staff at Richmond Heights of five will be relocating to the new facility. Noise should not be an issue as they only have one garage door and it will remain closed except to let cars in and out. They are working on consolidating the two lots but there are some issues with the railroad. The storage of oil tanks etc. will be in the back in an enclosed structure.

Clapper asked about a “waiting line” for service and Telle said no that will not be an issue. Also, all vehicles will be put inside for the night.

Hunt asked if the lot consolidation will hold up the project and Perry said no.

Smith asked for a motion to close the public hearing. Hunt made a motion. Heikkila seconded the motion. All in favor motion passed 9-0.

5. ADJOURNMENT OF REGULAR SESSION

Smith asked for a motion to adjourn the regular session. Clapper made a motion. C. Michael seconded the motion. All in favor motion passed 9-0.

EXECUTIVE SESSION:

VOTES:

22-PC-04 Telle IV Properties, LLC (7982-7984 Big Bend Boulevard): An application by Telle IV Properties LLC for a Conditional Use Permit to allow an Automotive Repair and Services Facility use in the existing structure located on a 0.8 acre lot at 7982-7984 Big Bend Boulevard in the “C” Commercial District.

Clapper said this is a good proposal as they want to bring the headquarters to Webster Groves, all agreed.

Smith went through the five factors to determine whether the requested use will NOT:

1. Substantially increase traffic hazards or congestion -no
2. Substantially increase fire hazards- no
3. Adversely affect the character of the neighborhood-no
4. Adversely affect the general welfare of the community-no
5. Overtax public utilities-no

Smith asked for a motion to approve 22-PC-04 with staff's recommendations with changing # 11 to say shall instead of should. Buechter made a motion. C. Michael seconded the motion. All in favor the motion passed 9-0.

6. OTHER BUSINESS: Perry said at this time they have had no applications for October.

7. NEXT REGULAR MEETING: October 3, 2022.

8. ADJOURNMENT OF THE EXECUTIVE

Smith asked for a motion to adjourn. Heikkila made a motion. Smith seconded the motion. All in favor the motion passed 9-0.

The meeting adjourned at 7:45 PM.