

The public hearing was called to order at 7:05 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Bieg, Barry, Smith, Gianino, Scheer and Pacino. Mr. Wilton was absent. Also in attendance was City Administrator Craig Sabo.

- A. A petition initiated by the City for rezoning of an approximately 4.04 acre parcel from Planned Commercial to Commercial at 1091 West Fifth Street as recorded in Book 21568, Page 535 of the St. Louis County records (Locator No. 29V411028).

Notice of the Public Hearing was published in the Countian on February 4, 2022 and posted on the City's website.

City Administrator Sabo stated that a number of years ago the City had rezoned this property from Commercial to Planned Commercial with a condition that all proposed uses must be authorized by the Board of Aldermen in addition to the Planning and Zoning Commission, including those that would otherwise be permitted uses. He said that this application is to rezone the property back to the original commercial zoning district.

No one spoke in support of the petition.

No one spoke in opposition to the petition.

The public hearing was closed at 7:07 p.m.

The public hearing was opened at 7:07 p.m.

- B. A petition from John Heimos, representing Value Plants, Inc., for a Special Use Permit for outdoor display and sales in connection with the operation of a garden center at 1091 West Fifth Street.

Notice of the Public Hearing was published in the Countian on February 4, 2022 and posted on the City's website.

Mr. Heimos stated that they were seeking permission to operate a garden center similar to the operation they had last year at a different location in Eureka. He said that the lot size at the previous location had challenges due to the size and the proposed location would allow them to expand the operation and offer more variety of items.

Chairman Knapp inquired as to the timeframe of the operation.

Mr. Heimos replied that their sales are seasonal, and as long as there were no supply chain issues similar to the ones they encountered last year, they could potentially be in operation through the fall.

Alderman Sir inquired as to if there would be inside and outside display of plants.

Mr. Heimos stated that they would have both.

Alderman Sir inquired as to if the greenhouses would be removed once the sales were complete.

Mr. Heimos replied that they would.

No one spoke in support of the petition.

No one spoke in opposition to the petition.

The public hearing was closed at 7:14 p.m.  
The public hearing was opened at 7:14 p.m.

- C. A petition from William J. Cotton, representing Cotton's Ace Hardware, for a Special Use Permit for outdoor display and sales in connection with the operation of a garden center at 111 Hilltop Village Center Drive.

Notice of the Public Hearing was published in the Countian on February 4, 2022 and posted on the City's website.

Mr. Cotton stated that with the property owner's permission, they would like to utilize part of the shopping center's parking lot for outdoor display and sales which would include greenhouses. He said they would also like to have a propane filling station at the location at a later date.

City Administrator Sabo stated that although the propane filling station is depicted on Mr. Cotton's site plan, that would require a separate Special Use Permit for the operator of such.

Chairman Knapp stated that it appeared the sales and display lot would be utilizing a large number of parking spaces which included parking spaces for erecting temporary barricades around the area.

Mr. Scheer suggested that the Commission include as a condition of their recommendation that the Building Commissioner must approve the number of spaces used.

Chairman Knapp stated that it appeared the proposed sales lot was larger than Walmart's outdoor display, and the restaurants located in the same shopping center use a number of spots. He added that there has been a tractor trailer sitting on the lot full of items for an extended period of time which looked terrible.

Mr. Cotton stated that due to supply chain issues, items had to be ordered ahead of time so that they could have them when needed, and the vendor delivered them before they anticipated. He stated that he has spoken with the vendor, and they are returning to move the trailer to the rear of the store so it can be unloaded.

Mr. Pacino inquired as to if the size of the area Mr. Cotton was requesting mirrored outdoor displays at his other locations.

Mr. Cotton stated that this location was designated as a superstore due to the size of the building, and the outdoor display and sales being proposed was the same as his other superstore locations.

Mr. Pacino stated that it appeared a large number of the shopping center parking spaces would be used for the area.

Mr. Cotton stated that the depth of the display could be reduced.

The public hearing was closed at 7:26 p.m.

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary

The meeting was called to order at 7:26 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp, Alderman Sir and members Bieg, Barry, Smith Gianino, Scheer and Pacino. Mr. Wilton was absent. Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Scheer, seconded by Mr. Bieg and unanimously passed by those members in attendance, the Minutes from January 12, 2022 were approved with correction of a typographical error as to the time the meeting was called to order.

**GUESTS:**

There were no guests present who wished to address the Commission.

**OLD BUSINESS:**

There was no old business to be discussed.

**NEW BUSINESS:**

- A. A petition initiated by the City for rezoning of an approximately 4.04 acre parcel from Planned Commercial to Commercial at 1091 West Fifth Street as recorded in Book 21568, Page 535 of the St. Louis County records (Locator No. 29V411028).

On motion by Mr. Scheer, seconded by Mr. Smith and unanimously passed by those members in attendance, approval was recommended for a petition initiated by the City for rezoning of an approximately 4.04 acre parcel from Planned Commercial to Commercial at 1091 West Fifth Street as recorded in Book 21568, Page 535 of the St. Louis County records (Locator No. 29V411028).

- B. A petition from John Heimos, representing Value Plants, Inc., for a Special Use Permit for outdoor display and sales in connection with the operation of a garden center at 1091 West Fifth Street.

Chairman Knapp stated that from what he had observed last year, they operate a quality business, and he is glad to see that they are wanting to expand their operation in the City.

Alderman Sir stated that he had concerns with the aesthetics of the greenhouses being on display at a location that had no permanent building.

Chairman Knapp stated that it would look better than they did at their previous location, and that the proposed location addressed some of the traffic issues they had encountered at the former location.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

Item No. 1: The consensus was unanimous that it WILL NOT adversely affect the character of the neighborhood.

**B. CONT'D.**

Item No. 2: The consensus was unanimous that it WILL NOT adversely affect traffic conditions.

Item No. 3: The consensus was unanimous that it WILL NOT adversely affect public utilities.

Item No. 4: The consensus was unanimous that it WILL NOT create a fire hazard.

Item No. 5: The consensus was unanimous that it WILL NOT adversely affect the general welfare of the community.

Item No. 6: regarding being an appropriate and compatible use for the subject property, the roll call vote was as follows: Knapp: WILL; Smith: WILL, Bieg: WILL; Gianino: WILL; Sir: WILL NOT; Pacino: WILL; Barry: WILL; Scheer: WILL

On motion by Mr. Scheer, seconded by Mr. Pacino and passed with seven (7) "YES" votes and one (1) "NO" vote (cast by Alderman Sir), approval was recommended for a petition from John Heimos, representing Value Plants, Inc., for a Special Use Permit for outdoor display and sales in connection with the operation of a garden center at 1091 West Fifth Street.

C. A petition from William J. Cotton, representing Cotton's Ace Hardware, for a Special Use Permit for outdoor display and sales in connection with the operation of a garden center at 111 Hilltop Village Center Drive.

Chairman Knapp stated that he believes the display area would utilize too many parking spaces, and the proposed addition of propane sales would make it even worse.

Mr. Scheer suggested that City staff approve the number of spots used as a condition of approval.

Alderman Sir stated that he had concerns regarding the number of spots being used, but questioned how the Building Commissioner would be able to determine the appropriate number.

Chairman Knapp stated that the restaurants in the shopping center use a lot of parking spots in the evening and on weekends, and added that the trailer that is presently at the location needs to be immediately moved.

Mr. Smith suggested that a portion of the proposed display area be eliminated.

Chairman Knapp stated that perhaps the display area could be relocated to the south of parking lot closer to West Fifth Street which would also allow for the disabled parking spaces to be returned.

Mr. Cotton stated that the disabled parking spaces were not removed, but were instead relocated, and that the property owner had approved the relocation.

Mr. Pacino stated that he had concerns with pedestrian and vehicle traffic being allowed in the area.

**C. CONT'D.**

Ms. Gianino recommended that the display area be contained to one (1) row of parking spaces and the greenhouses relocated to the west.

Mr. Barry stated that Ms. Gianino's recommendation was a good solution, but he also had concerns regarding public safety with the pedestrian and vehicle traffic in the area.

City Administrator Sabo said that Mr. Cotton must agree to any site plan changes the Commission proposes for such to be used as the basis for their recommendation to the Board of Aldermen.

Chairman Knapp inquired as to if Mr. Cotton would modify the proposed plan to have the display area located on a single row of parking spaces and have the greenhouses relocated further to the west. Mr. Cotton stated that he would.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Scheer, seconded by Mr. Pacino and unanimously passed by those members in attendance, approval was recommended for a petition from William J. Cotton, representing Cotton's Ace Hardware, for a Special Use Permit for outdoor display and sales in connection with the operation of a garden center at 111 Hilltop Village Center Drive with the condition that the display area be contained within one (1) row of parking spaces and the greenhouse be relocated further west on the lot.

**D. Consideration of a petition from Precision Infrastructure, LLC for site plan approval of temporary equipment staging and material warehouse at 2435 Highway FF.**

Speaking on behalf of the petitioner was Bryce Chrudimsky. He stated that the proposed area would be used for temporary staging, warehousing of materials, office trailers and a general meeting point for employees while they were working on the pipeline in the area.

Chairman Knapp inquired as to the time frame needed to complete the work.

Mr. Chrudimsky stated that the job was expected to be completed by June, but they had a lease agreement with the property owner through December of this year.

Alderman Sir inquired as to if all items would be removed upon completion of the work.

Mr. Chrudimsky stated that once the pipeline work was complete, the area would be reclassified from an active construction site to a dormant staging yard.

Mr. Scheer inquired as to if the petitioner knew the area was in the flood plain and if they had a plan to remove all storage in the event of flooding.

Mr. Chrudimsky stated that all items that were to be stored on the property were mobile and could be moved, if needed.

**D. CONT'D.**

City Administrator Sabo stated that the twenty (20) foot wide landscape buffer adjacent to State right-of-way is being proposed to be waived due to the temporary nature of the operation. He said they are also seeking a moratorium from the Board of Aldermen regarding the requirement that the storage area be screened. He added that the Board of Aldermen intends to give consideration to amending the Municipal Code regarding industrial zoning district screening requirements.

Mr. Smith stated that he had a huge problem with the proposal as he believed it would be an eyesore for the residents of the Windswept Farms subdivision.

On motion by Mr. Barry, seconded by Mr. Bieg and passed with seven (7) "YES" votes and one (1) "NO" vote (cast by Mr. Smith), approval was recommended for a petition from Precision Infrastructure, LLC for site plan approval of temporary equipment staging and material warehouse at 2435 Highway FF, including the waiving of the right-of-way landscape buffer requirement.

There being no further matters for discussion, on motion by Alderman Sir, seconded by Mr. Smith and unanimously passed by those members in attendance, the meeting was adjourned at 7:57 p.m.

**UPCOMING MEETINGS:**

- March 9, 2022
- March 23, 2022

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary