



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

## PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Thursday, June 18, 2020

The Plan Commission held a regularly scheduled meeting via video conference on Thursday, June 18, 2020. The meeting commenced at 6:30pm and concluded at 8:17pm.

### 1. Roll Call

**Present**

Margaret Holly  
Mark Harvey  
Ellen Hartz  
Judith Gainer  
Michael Miller  
Cirri Morran  
Patricia McQueen

**Absent**

**Staff Present**

Gregory Rose, City Manager  
John Mulligan, City Attorney  
Clifford Cross, Director of Planning and Development

Chairwoman Holly made some initial comments in reference to parliamentary procedure and presented the Roberts Rules for public meetings. She further stressed procedure to recognize members from the floor. She ask that during the zoom meetings that members raise their hands to be recognized during discussion.

### 2. Approval of Minutes – February 26, 2020 Plan Commission meeting.

Mr. Miller moved to approve the minutes of the February 26, 2020 with corrections. The motion was unanimously approved.

### 3. Hearings

There were no comments or hearings on non agenda items.

#### 4. Old Business

a. **Conditional Use Permit – PC 20-01**

***PUBLIC HEARING***

Applicant: The Trinity Company

Request: Approval for a Conditional Use Permit to establish and operate a Medical Marijuana Dispensary

Address: 6662 Delmar Blvd, Suite A

*(VOTE REQUIRED)*

Chairwoman Holly asked if there were any public comments concerning the public hearing for the medical marijuana dispensary at 6662 Delmar. Mr. Cross indicated the hearing notice was properly posted and staff had not received any public comments to present to the Commission. Mr. Cross indicated it was re-noticed to reintroduce the case to the agenda and that there would be no action needed on the item.

Chairwomen Holly opened the discussion on this agenda item. Mr. Miller asked if conditions on parking could be placed on the facility. Mr. Cross indicated that potentially you could theoretically attach conditions. Chairwoman Holly ask if there was a motion to table. Mr. Miller made a motion and Mr. Harvey seconded. The motion to table passed unanimously.

#### 5. New Business

a. **Conditional Use Permit – PC 20-03**

***PUBLIC HEARING***

**Applicant:** BFA Engineering – Total Access Urgent Care (TAUC)

**Request:** Approval for a Conditional Use Permit to construct and operate a proposed Total Access Urgent Care Medical Office

**Address:** 8213 Delmar Boulevard

*(VOTE REQUIRED)*

Chairwoman Holly asked if there were any public comments concerning the public hearing for the medical marijuana dispensary at 8213 Delmar Boulevard. Mr. Cross indicated the hearing notice was properly posted and staff had not received any public comments to present to the Commission.

Mr. Cross presented a power point presentation to introduce the agenda item. He identified the case specifics associated with case PC 20-03.

Chairwomen Holly opened the discussion on this agenda item. Ms. Gainer asked if this was a complete tear down of the existing building? Mr. Cross indicated it was and that is why the CUP was being requested. She further inquired if it would go within the existing footprint? Mr. Cross indicated that it was designed to fit the shape of the lot.

Mr. Miller asked about traffic impact. Mr. Bruckel, of TAUC, indicated that he felt this was a good fit. He further indicated the request for an extension of the CUP to three years was based upon working with the current tenant. He further indicated that there would be less traffic than the current restaurant.

Ms. Gainer asked if they could explain the difference between option 1 and option 2. Mr. Bruckel indicated that was associated with the interior design. He indicated that it was simply two options associated with the final interior design of the building. He indicated that the plan of the building would be similar to an emergency room with a central corridor. He indicated the entire building will be constructed initially and interior completion of the building would be in phases and not visible from the exterior.

Patricia McQueen ask about other facilities she could compare this to. Mr. Bruckel indicated there are 25 locations including Clayton. He indicated everyone could visit TAC.com to view the various locations.

Mr. Harvey made a motion to approve the CUP with the extension of up to 3 years based upon the applicable findings of fact. Chairwoman Holly asked if there was any further discussion? Mr. Miller indicated that he wanted to carefully consider the extension based upon the economy. Mr. Bruckel indicated that this request was for the specific use and that the three years was essential to ensure commitment to the project. Mr. Mulligan indicated that he thought another option was for them to set conditions in the CUP to address any concerns with the lease effecting the timing of the project. He indicated an option was to set a condition to set guidelines that the City Council could consider when evaluating any extension to the outstanding CUP. Mr. Bruckel indicated that the goal was to get confirmation that the City would support their use while allowing them to work with the existing tenant. He indicated the goal was to relocate the existing tenant sooner than later but could not force them until the expiration of the current lease. Mr. Mulligan indicated that he believed the City Council had the authority to grant the three years and the Plan Commission could include that within their recommendation.

Ms. McQueen indicated she understood the concern and need for conditions. Mr. Miller indicated that he felt there needed to be additional language that would require the applicant to begin construction within 6 months after the tenant leaves the property. Mr. Harvey amended his original motion to recommend approval the request contingent upon the additional condition that the applicant would obtain a building permit application within 6 months of the current tenant vacating the premises. The motion passed by a 6 for, 0 against and 1 abstention.

## **6. Other Business**

### **a. Subcommittee Assignments.**

The commission discussed the subcommittee assignments. The discussion identified that there were two existing subcommittees that included the Comprehensive Plan and Code subcommittees. It was further clarified that the commission could create an additional committee if needed.

## **7. Reports**

### **a. Council Liaison Report – There was no Council Liaison Report.**

## **8. Adjournment**

Chairwoman Holly adjourned the meeting at 8:17pm.