EDWARDSVILLE ZONING BOARD OF APPEALS  
Meeting Minutes  
2/25/19  
7:00 PM  

Approved: /s/R. Hotz  

I. ROLL CALL:  

Present:  
B. Hotz, Chairman  
A. Robertson, Vice Chairman  
C. McCaskill  
J. Krebs  
J. Zimmerman  
E. Fultz, Staff  
C. Porter, Staff  
T. Kehrer, Staff  
W. Williams, Staff  
J. Stack, Ward 3 Alderman  
M. Pearl, 25 N. Brentwood, St. Louis, MO  
A. Gauch, 10820 Sunset Office Dr., Sunset Hills, MO  
J. Denbow, 12977 N. Forty Dr., Ste. 100, St. Louis, MO  
D. Denby, 314 Wolf St., Edwardsville, IL  
S. Cox, 1537 E. Phenant, Derby, KS  
J. Gray, 1400 Markham St., Little Rock, AR  

Absent:  
M. Pierceall  

II. APPROVAL OF MINUTES  

Minutes of the regular meeting for January 28, 2019 are hereby approved and passed.  

III. ZONING CASES  

A. Case 2019-04 – Special Use Permit  

Applicant:  
Zip's Car Wash  

Location:  
1601 Troy Rd.  

SUP Request:  
Allow an express car wash to continue operating at the site after a change in ownership  

Existing Zoning:  
B-2 Commercial / Business District  

2010 Comprehensive Plan:  
The 2010 Comprehensive Plan Future Land Use Map identifies this property area as “Commercial.”
<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning Classification</th>
<th>Current Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>B-2 Commercial / Business District</td>
<td>Commercial/Business (Glass &amp; Mirror Shop)</td>
</tr>
<tr>
<td>South</td>
<td>B-2 Commercial / Business District</td>
<td>Commercial/Business (Loan Master)</td>
</tr>
<tr>
<td>East</td>
<td>B-2 Commercial / Business District</td>
<td>Commercial/Business (Montclaire Center)</td>
</tr>
<tr>
<td>West</td>
<td>R-1 Single Family Residence District</td>
<td>Single-Family Residence</td>
</tr>
</tbody>
</table>

CONSIDERATIONS FOR CASE:

1) Existing use(s) and zoning of the property and relationship to Edwardsville's Comprehensive Plan.

   The parcel in question is currently zoned B-2 Commercial Business Residential District and the proposed use is aligned with the adopted Comprehensive Plan.

2) Extent to which property value diminishes adjacent to the zoned parcels. Value decrease to be supplied by the petitioner and made by professional appraiser.

   No property value information submitted by petitioner. Staff anticipates no change to nearby property values as a result of issuing a special use permit to the new owner in this instance.

3) Extent to which the proposed change alters or promotes the public health, safety, morals or general welfare.

   The proposed continued use will neither alter nor promote the public health, safety, morals, or general welfare of the community.

4) The relative gain to the general public as compared to the hardship imposed upon the property owners, and the need for the proposed special use.

   The Special Use Permit would allow continued use as a car wash under new ownership. This use is aligned with the Comprehensive Plan and with the trend of development in the area.

5) The suitability of the subject property for the zoned purposes indicated by ordinance.

   The property is suitable for the continued use as a car wash under new ownership.
Staff Recommendation

Staff recommends approval of the Special Use Permit with the following conditions:

- The addition of automated pay stations and the addition of vending equipment for accessory purchases will require appropriate permits and staff review.

- Any intensification of the use of the site would require approval of a new Special Use Permit. i.e. addition of external equipment bays (vacuums, etc.)

Motion to approve as presented (McCaskill), seconded (Zimmerman).

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

B. Case 2019-05 – Special Use Permit

Applicant: Lion’s Choice

Location: Currently not addressed on Troy Road (Edwardsville Marketplace Shopping Center)

Special Use Permit: Allow a restaurant with a drive-thru lane

Existing Zoning: B-2 Commercial / Business District

2010 Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Map identifies this property area as “Commercial”.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning Classification</th>
<th>Current Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>B-2 Commercial/Business District</td>
<td>Commercial / Business (Restaurant)</td>
</tr>
<tr>
<td>South</td>
<td>B-2 Commercial/Business District</td>
<td>Commercial / Regional Shopping Center (Edwardsville Marketplace)</td>
</tr>
<tr>
<td>East</td>
<td>B-2 Commercial/Business District</td>
<td>Commercial / Business (Restaurant)</td>
</tr>
<tr>
<td>West</td>
<td>Glen Carbon Zoning Jurisdiction (Agricultural)</td>
<td>Undeveloped (former nursery parcel)</td>
</tr>
</tbody>
</table>
CONSIDERATIONS FOR CASE:

1) Existing use(s) and zoning of the property and relationship to Edwardsville’s Comprehensive Plan.

The parcel in question is currently zoned B-2 Commercial Business Residential District and the proposed use is aligned with the adopted Comprehensive Plan.

2) Extent to which property value diminishes adjacent to the zoned parcels. Value decrease to be supplied by the petitioner and made by professional appraiser.

No property value information submitted by petitioner.

3) Extent to which the proposed change alters or promotes the public health, safety morals or general welfare.

None noted.

4) The relative gain to the general public as compared to the hardship imposed upon the property owners, and the need for the proposed special use.

The Special Use Permit would allow the proposed drive-thru lane in conformance with the B-2 Commercial Business Zoning District regulations.

5) The suitability of the subject property for the zoned purposes indicated by ordinance.

The property is suitable for the proposed use. The site is surrounded by B-2 Commercial/Business zoning district properties and the stacking for the drive-thru lane and on-site circulation for this site are adequate for the proposed use.

Alison Gouch of Civil Engineering Design Consultants was present to speak on behalf of the applicant. The proposed restaurant is just over 2,100 square feet with a drive-thru. The stacking lane will be for 6 vehicles and it will have 24 spaces on the parking lot. The lot currently provides storm water detention that will be replaced under the parking lot.

Justin Zimmerman asked what the plan was on storm water detention. He is concerned with the drop in elevation there. Gouch responded Oates and Associates will be handling that part of the design. She said there will be storm tech chambers surrounded by rock that will redirect the water into the chambers and it will be released at the same rate it is now.

Bob Hotz asked if any trees would be remaining that are on the property. Gouch responded that she believed they would all be removed.

Emily Fultz stated they will be required to provide landscaping on site per the zoning code.
**Staff Recommendation**
Staff recommends approval of the Special Use Permit for a restaurant with a drive-thru lane on the subject property.

Motion to approve as presented (McCaskill), seconded (Robertson).

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:** None

**VI. ADJOURNMENT:** Motion to adjourn (Robertson), seconded (McCaskill).