



**PLANNING AND ZONING COMMISSION
MEETING
1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, DECEMBER 05, 2022 at 7:00 PM**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. Minutes of the November 7, 2022 Meeting
- 3. Agenda Items**
 - a. SUE 22-08 - Restaurant without the Sale of Alcohol**
Tealux Cafe, 14788 Manchester Rd, Ballwin MO 63011
Petitioner: Ms. Sophia Tran, 808 Garonne Dr., Manchester, MO 63021
Ms. Tran is requesting approval for a restaurant, located at 14788 Manchester Rd, to allow the operation of a business not inherently permitted in C-1 Commercial.
 - b. SUE 22-09 - Restaurant without the Sale of Alcohol**
The Ground Coffeeshop and Retail, 109 Ballpark Dr, Ballwin MO 63011
Petitioner: Ms. Shannon Moore, 260 Treasure Cove, Ballwin, MO 63021
Ms. Moore is requesting approval for a restaurant, located at 109 Ballpark Dr. to allow the operation of a business not inherently permitted in C-1 Commercial.
 - c. Z 22-02 - Zoning Ordinance Change**
Residential Business Accessory Use
Petitioner: Mr. Shawn Edghill, 1 Government Ctr, Ballwin MO 63011
On June 30, 2022, The State of Missouri passed House Bill 1662, creating new provisions governing the regulation of home-based businesses by municipalities. This has necessitated amendments to the City of Ballwin's Zoning Code to ensure compliance with State Law.
- 4. Adjourn**

***NOTE:** Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.*

***ADA NOTICE:** Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.*