



**PLANNING AND ZONING COMMISSION  
MEETING  
1 GOVERNMENT CTR, BALLWIN, MO 63011  
MONDAY, JULY 01, 2024 at 7:00 PM**

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**AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes**
  - a.** Minutes of the June 3, 2024 Planning & Zoning Commission Meeting
- 3. Agenda Items**
  - a.** SUE 24-05 - Petition for a Special Use Exception for a restaurant with front yard parking at 15005 Manchester Road
- 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.*

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THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Chairman Grant Alexander at 7:00 p.m.

ROLL CALL

Present

- Mayor Tim Pogue
Alderman David Siegel
Chairman Grant Alexander
Commissioner Janet Carr
Commissioner Derek Beiter
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
City Attorney Robert Jones
City Administrator Eric Sterman

Absent

- Commissioner Bill Hinds
Commissioner Michael Swain
City Planner Lynn Sprick

MINUTES

The minutes from the May 6, 2024 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Mayor Pogue and seconded by Commissioner Winfrey. The motion was approved unanimously.

AGENDA ITEMS

SUB-24-01 Petition for a Lot Split at 15200 Manchester Road

SUE-24-04 Petition for a Special Use Exception for a restaurant with a drive thru at 15200 Manchester Road

These two Petitions are for the same proposed development and were considered together but voted on separately.

Mako Kellman (Petitioner) and Edin Coralic spoke.

Mr Kellman discussed the access to Manchester Road.

Mr. Sterman elaborated that during the May Meeting, there were extensive deliberations concerning access. It was decided then that the current curb cuts would be removed, and instead, a new right-in, right-out access point would be established. Additionally, as per the conditions set by the Missouri Department of Transportation (MoDOT), the median in the middle of Manchester Road would be extended westward.

Mr. Kellman inquired about the cross-access agreement with the property to the west of the subject property. Mr. Sterman clarified that such an agreement is required by City Code.

Chairman Alexander then announced the opening of public hearings for both petitions and invited anyone present to speak on the matter. Noone from the public came forward.

Commissioner Brinker asked about the proposed improvements to the median on Manchester Road. Mr. Coralic responded, stating that permits for these improvements would be issued by MoDOT.

Mr. Brinker asked about proposed parking, specifically questioning whether the proposed five spaces would be sufficient. Mr. Kellman explained that no indoor seating would be provided in the business. He stated that if extra parking were required, it could potentially be developed on the neighboring property pending approval of the lot split.

Attorney Jones asked about the construction timeline of the parking lot. Mr. Kellman responded, explaining that initially, the adjacent lot would remain as green space, but at the time of development, the area designated for parking would be paved.

Chairman Alexander asked about the number of employees expected. Mr. Coralic indicated that there could be up to four employees working per shift.

Chairman Alexander asked where potential customers would park. Mr. Kellman suggested that employees could use the grassy area for parking.

Mayor Pogue emphasized that all parking areas must be paved. Mr. Kellman stated that parking adjustments could be incorporated into the plan.

Mr. Coralic then mentioned that staff had requested the removal of proposed parking spaces along the southern property line. Mr. Sterman explained that this adjustment was made to provide the required buffer between commercial and to residentially zoned property.

Mr. Coralic asked for the parking requirement for the proposed use. Attorney Jones clarified, indicating a requirement of one parking space per two hundred square feet of building for properties with a C-1 Commercial designation.

Mr. Coralic added that walk-up customers accounted for approximately thirteen percent of the company's overall sales.

Mr Sterman stated that the subject property is zoned C-1 Commercial with a MRD Manchester Road District overlay, which does not have a parking requirement but leaves it at the discretion of the Commission and the Board of Aldermen.

Mr Coralic asked if additional parking could be provided to the property to the west (pending lot split approval) if needed? Mr. Sterman stated that off-site parking is permitted, with submission of a written agreement to and approved by the City Attorney.

Alderman Siegel expressed concerns about whether the proposed parking is adequate and mentioned observing customers using outdoor patios at other establishments in the city.

Chairman Alexander inquired about the possibility of outdoor seating. Mr. Kellman stated there would be no outdoor seating.

Commissioner Carr asked about the type of business the adjacent property would be marketed for and asked about relocating the dumpster enclosure. Mayor Pogue emphasized that the dumpster enclosure must comply with setback requirements.

Mr. Sterman highlighted that the proposed lot split poses development constraints for the project.

Mr. Kellman asked whether the proposed plan meets the City's requirements. Mayor Pogue expressed doubts, particularly regarding lot split consideration number three, which states: "That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties." He stated that the future potential of the undeveloped lot could be impacted. Alderman Siegel agreed the lot split could be problematic. Mr Sterman stated the lot split could be withdrawn or denied separately from the Petition for Special Use Exception.

Future development of the remainder of the property was discussed.

Mr Sterman read the parking requirement for the MRD overlay district. The Commission and the Board of Aldermen have discretion as to the number of parking spaces required for each development.

Chairman Alexander reiterated that each development must meet the requirements on its property.

Attorney Jones explained the City's lot split procedure as compared to the subdivision procedure.

Mr Kellman asked about procedure if the lot split is withdrawn.

Attorney Jones stated the Commission's vote is a recommendation to the Board of Aldermen.

Chairman Alexander stated all requirements for a development must be met on its own.

Chairman Alexander summarized the potential issue as lack of adequate parking resulting from the lot split petition.

Mr Kellman requested to withdraw the lot split petition.

Chairman Alexander stated the Commission should determine an appropriate parking requirement.

Mayor Pogue stated that he would recommend a minimum of six (6) regular parking spaces and one (1) ADA parking space.

Mr Kellman agreed, pending engineering.

Mr Kellman asked what would be required on the undeveloped portion of the property.

Chairman Alexander stated it should be maintained green space.

Conversation about redesign of the site continued.

Chairman Alexander closed the public hearing and stated that SUB-24-01 has been withdrawn. He went on to summarize recommendations, including six (6) parking spaces and one (1) ADA parking space and the undeveloped portion of the property to be well maintained green space.

Mr Sterman asked if the Commission is recommending a location for the additional parking spaces.

Chairman Alexander prefers mirroring the proposed parking spaces.

Commissioner Brinker prefers the southern end of the lot, where it is currently shown as future parking.

Mr Sterman explained that a twenty-five (25) foot buffer is required on the southern end of the property.

Commissioner Winfrey stated it should be at the discretion of the business owner.

Commissioner Beiter agreed the onus should be on the Petitioner.



Alderman Seigel is not comfortable with the development.

Commissioner Beiter motioned to recommend approval with the condition that two (2) parking spaces are added. Chairman Alexander added the condition that the undeveloped portion of the property be maintained as green space.

Commissioner Winfrey seconded the motion.

Chairman Alexander requested a voice vote, which resulted in a vote of four (4) yea and four (4) nay voted.

Attorney Jones stated the motion failed.

Chairman Alexander stated the motion for a positive motion did not pass. The recommendation (or lack thereof) will be sent to the Board of Aldermen, who will vote on the Petition.

Mayor Pogue made a motion to adjourn the meeting.

Commissioner Siegel seconded and the meeting adjourned at 8:20 pm.

DRAFT



### SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN	}	FEE: with site plan review	\$ 1,500.00
	}	without site plan review	\$ 750.00
COUNTY OF ST. LOUIS	}	PAID:	
STATE OF MISSOURI	}	NUMBER:	<u>SUE-24-05</u>

TO THE BOARD OF ALDERMEN  
CITY OF BALLWIN

Type of Special Use Exception: General for an interior tenant remodel of an existing space

Code Section under which petition is being filed: \_\_\_\_\_

Now comes (print name of Petitioner) Jason Kesler  
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
  - A. State Legal Interest: Business Owner
  - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 15005 Manchester Road, Ballwin, MO 6301
- V. That the area (acres or square feet) of said property is: 1066 SF
- VI. That the zoning classification of said property is: Commercial
- VII. That the present use of said property is: Vacant - previously was dental office
- VIII. That the intended use of said property is: Jersey Mikes - Business/Commercial
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: Jason Kesler

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): JASON KESLER

ADDRESS: 405 Charlotte Avenue

CITY/STATE/ZIP: Carolina Beach, NC 28428

TELEPHONE NO. (618) 520-6995

I, (print name of Petitioner) Jason Kesler, do hereby designate Benjamin Kocarnik as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: [Signature]  
**Benjamin Kocarnik**  
Digitally signed by Benjamin Kocarnik  
DN: cn=Benjamin Kocarnik, o=DocuSign, ou=DocuSign, email=benjamin.kocarnik@docu.com, c=US  
Date: 2024.06.21 14:52:29 -0500

AGENT'S NAME (PRINTED): Benjamin Kocarnik

ADDRESS: 1 S. Memorial Drive

CITY/STATE/ZIP: St. Louis, MO 63102

TELEPHONE NO. (618) 520-6995

Subscribed and sworn before me this 13th day of June, 2024.

[Signature]

Notary Public

My Commission Expires  
10/18/2025



LANDLORD'S SIGNATURE: W.M. CA

LANDLORD'S NAME (PRINTED): Fidelity Associates, LLLP by William Brinson

ADDRESS: 1795 Clarkson Road Suite 190

CITY/STATE/ZIP: Chesterfield, MO 63017

TELEPHONE NO.: 314-517-4348



**Petition Number:** SUE-24-05

**Public Hearing Date:** July 1, 2024

**Petitioner:** Jason Kesler  
405 Charlotte Ave  
Carolina Beach, North Carolina 28428

**Agent:** Benjamin Kocarnik  
1 South Memorial Drive  
St Louis, Missouri 63102

**Project Name:** Jersey Mike's Subs

**Requested Action:** Special Use Exception for a restaurant with front yard parking  
[per Appendix A, Article XIV, Section 1 (14) & (20)]

**Location:** 15005 Manchester Road

**Existing Zoning:** C-1 Commercial District

**Surrounding Zoning:** C-1 Commercial District

**Project Description:** Restaurant with front yard parking



Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County



Figure 2 - Street view of the development. The proposed restaurant location is indicated by a red arrow.

**Project description:**

This Petition is for a Special Use Exception for the establishment of a restaurant with front yard parking at 15005 Manchester Road. The property is located on the northwest corner of Manchester Road and Holloway Road. The property is currently zoned C-1 Commercial District. All surrounding properties are also zoned C-1. The Petitioner plans to open a Jersey Mike's Subs restaurant, specializing in sandwiches. The proposed floor plan includes a total of fourteen (14) seats inside the 1,066 square foot space. No outdoor seating is proposed at this time.

**Staff analysis:**

This Petition is for a Special Use Exception for a restaurant with front yard parking at 15005 Manchester Road. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception. This Petition meets the specified zoning requirements for a special use exception. In addition, a special use exception is necessary for the implementation of front yard parking along public right of way. This requirement is specified in Appendix A, Article XIV, Section 1(14), which dictates that parking within any front yard is subject to special use exception approval. This regulation applies to all allowed uses in the C-1, C-3, PA and S-1 districts, as well as for all nonresidential uses in the R-1A, R-1, R-2, R-3, R-4, R-5 and PSD Districts. The proposed restaurant would be located in an existing development, known as Ballwin Village East. The space occupied most recently by Nationwide. No exterior or site changes, with the exception of signage, are proposed at this time.

When reviewing a Special Use Exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it's important to note that this space is currently vacant within an already approved development. The development originally satisfied parking requirements during its construction phase and is now recognized as an existing, legally non-conforming aspect of the site.

- b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area designated as mixed-use in the City's Comprehensive Plan.

- c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

- d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

The proposed development would meet all current special use exception requirements and is consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

**Staff recommendation:**

This Petition is for a Special Use Exception for the establishment of a restaurant with front yard parking at 15005 Manchester Road. The restaurant would occupy a space in an existing development. Staff has no concerns about the approval of this Petition.

## Jersey Mike's Restaurant Business Plan

### 1. Executive Summary:

Jersey Mike's is a fast-casual sandwich chain with a commitment to serving high-quality, freshly prepared subs in a friendly and inviting atmosphere. Our mission is to provide customers with the ultimate sub experience, offering a wide variety of delicious sandwiches made with the finest ingredients. With a focus on community involvement and giving back, we strive to become a beloved local dining destination in every neighborhood we serve.

#### Key highlights:

- Established brand with a proven track record of success.
- Strong emphasis on quality, freshness, and customer service.
- Franchise opportunities available for aspiring entrepreneurs.
- Projected revenue and growth potential.

### 2. Company Description:

Jersey Mike's was founded in 1956 in Point Pleasant, New Jersey, by Mike "Jersey Mike" and established as a franchise in 1987. The company has since grown to over 2,000 locations nationwide, serving millions of customers each year. Each Jersey Mike's location operates under a franchise agreement, allowing entrepreneurs to own and operate their own business while benefiting from the brand's established reputation and support systems.

### 3. Market Analysis:

Jersey Mike's target market includes a broad range of consumers, from busy professionals looking for a quick and satisfying meal to families seeking a convenient dining option. Demographically, our primary customers are typically between the ages of 18 and 55, with a focus on urban and suburban areas with high foot traffic.

#### Competitive analysis:

- Major competitors include Subway, Jimmy John's, and Firehouse Subs.
- Jersey Mike's differentiates itself through its commitment to freshly sliced meats and cheeses, freshly baked bread, and made-to-order sandwiches.
- Market trends show an increasing demand for healthier, higher-quality fast-casual dining options.

### 4. Organization and Management:



Jersey Mike's franchisees are responsible for the day-to-day operations of their individual locations, including staffing, inventory management, and customer service. Each franchisee receives comprehensive training and ongoing support from the corporate office, including assistance with site selection, store design, and marketing.

Key management personnel:

- Franchise owner/operator: Responsible for overall business management and decision-making.
- Store manager: Oversees daily operations, including staffing, scheduling, and customer service.
- Kitchen staff: Prepares food according to Jersey Mike's standards of quality and freshness.

## 5. Products and Services:

Jersey Mike's offers a wide variety of sandwiches, including cold subs, hot subs, wraps, and salads. Signature menu items include the Famous Philly, the Jersey Shore's Favorite, and the Original Italian. Customers can customize their sandwiches with a selection of meats, cheeses, toppings, and condiments. In addition to in-store dining, Jersey Mike's offers catering services for events of all sizes.

## 6. Marketing and Sales Strategy:

Jersey Mike's employs a multi-channel marketing approach to attract and retain customers, including:

- Local advertising: Targeted campaigns in print, radio, and digital media to reach potential customers in the surrounding area.
- Social media marketing: Engaging with customers on platforms such as Facebook, Instagram, and Twitter to promote menu items, specials, and community events.
- Loyalty program: Rewards program offering discounts, promotions, and special offers to frequent customers.
- Community involvement: Sponsorship of local events, sports teams, and charitable organizations to build brand loyalty and goodwill.

## 7. Funding:

Jersey Mike's franchisees typically require funding for:

- Initial franchise fee: The initial investment required to secure a franchise agreement with Jersey Mike's.
- Startup costs: Expenses related to site selection, lease negotiations, store build-out, equipment purchases, and initial inventory.



- Working capital: Funds needed to cover operating expenses, including payroll, utilities, marketing, and inventory replenishment, during the initial months of operation.

## 8. Financial Projections:

Financial projections for a Jersey Mike's franchise are based on factors such as location, market demand, and operating expenses. Key metrics include:

- Revenue forecast: Projected sales based on historical performance of similar locations and local market conditions.
- Profit and loss statement: Estimated expenses such as food costs, labor costs, rent, utilities, and marketing expenses.
- Cash flow analysis: Projected inflows and outflows of cash to ensure sufficient liquidity for ongoing operations and growth initiatives.

## 9. Appendices:

Appendices may include:

- Resumes of key personnel, including the franchise owner/operator and store manager.
- Market research data, including demographics, psychographics, and consumer trends.
- Legal documents, including the franchise agreement, lease agreement, and business licenses.
- Site plans, store layouts, and architectural drawings for the proposed location.

## 10. Operating Procedures:

- **Preparation of Ingredients:** At Jersey Mike's, freshness is key. Each day, staff members meticulously prepare the ingredients for the sandwiches. This includes slicing meats and cheeses, chopping vegetables, and baking bread.
- **Customer Service:** Jersey Mike's prides itself on providing excellent customer service. Staff members are trained to greet customers warmly, take orders accurately, and assist with any questions or special requests.
- **Made-to-Order Sandwiches:** One of the highlights of Jersey Mike's is their made-to-order sandwiches. Customers can customize their subs with a variety of meats, cheeses, toppings, and condiments. Sandwiches are prepared right in front of the customer to ensure freshness and satisfaction.
- **Bread Baking:** Fresh-baked bread is a signature feature of Jersey Mike's sandwiches. The bread is baked in-store throughout the day, filling the restaurant with a delicious aroma.



- **Quality Control:** Jersey Mike's maintains strict quality control standards to ensure that every sandwich meets their high standards. This includes regular inspections of ingredients, adherence to food safety guidelines, and training for staff members.
- **Cleanliness and Hygiene:** Like any reputable restaurant, cleanliness and hygiene are top priorities at Jersey Mike's. Staff members follow rigorous cleaning protocols to maintain a safe and sanitary environment for both customers and employees.
- **Community Involvement:** Many Jersey Mike's locations are actively involved in their local communities. They often participate in fundraisers and charitable events, demonstrating a commitment to giving back.
- This specific Jersey Mike's location:
  1. Will not serve alcohol
  2. Will not have live music
  3. Is open 7 days a week, from 10 AM to 9 PM
  4. Will not have outdoor seating
  5. Will not have a drive thru









JERSEY MIKES - BALLWIN

15005 MANCHESTER ROAD  
BALLWIN, MO 63011

#	Description	Date

These drawings/specifications are the property of Oculus Inc. They are furnished as contract documents only. The architect and engineer's liability is limited to the contract documents only. No warranty is made, express or implied, by the architect or engineer for any part or parts of the architectural or engineering project. Additionally, these drawings and specifications shall not be used to copy or reproduce any type of warranty or certification relating to the performance of products and materials beyond those provided by their respective manufacturers.  
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**DESIGN INTENT REFERENCE ONLY**

**ISSUE FOR PERMIT**

*Client Approval*

**REFERENCE FURNITURE PLAN**

Project # 43424-M007

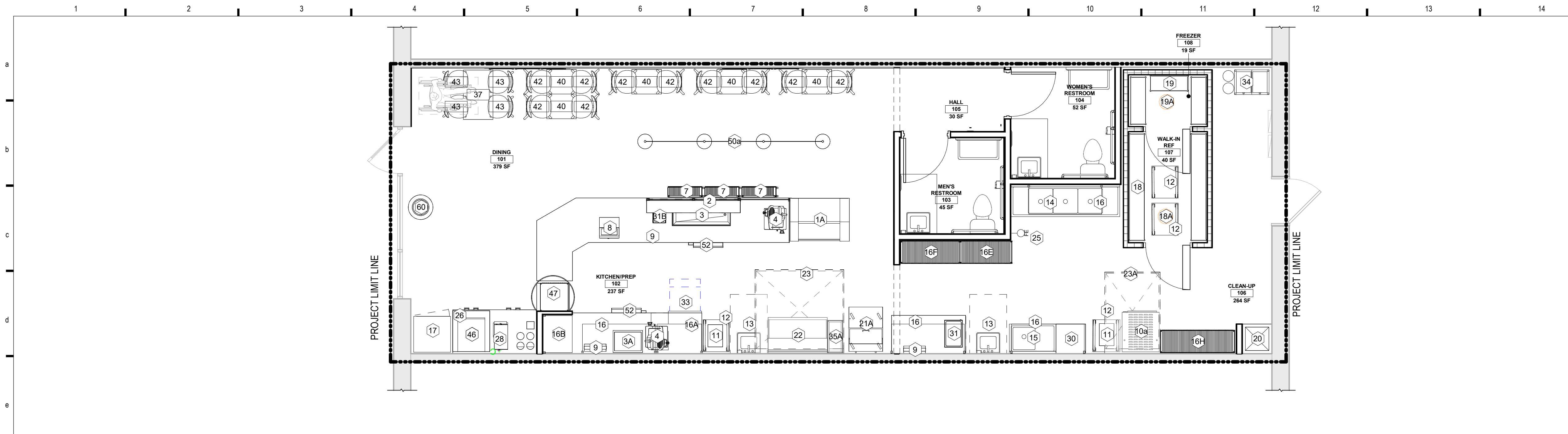
Issue Date 06/07/2024

Scale 1/4" = 1'-0"

Drawn by BJK

Checked by JW

**R1.1**



**SHEET NOTES:**

- ALL FURNITURE AND EQUIPMENT IS PROVIDED BY THE TENANT. LAYOUT SHOWN TO REFLECT DESIGN INTENT ONLY.
- BLOCKING REQUIRED AT ALL WALL-MOUNTED SHELVING
- ALL DIAMOND PLATING FOR WALK IN UNITS TO BE REPLACED WITH SMOOTH STEEL

**F1 REFERENCE FURNITURE & EQUIPMENT PLAN**  
1/4" = 1'-0"

**EQUIPMENT SCHEDULE** xx

TYPE MARK	QTY	DESCRIPTION	MANUFACTURER	MODEL	SUPPLIER	POWER REQUIRED	PLUMBING REQUIRED	MISC. NOTES
1A	1	4' MEAT CASE	HOWARD-MCCRAY	SC-CDS34N-4-JM	ECO	6AMP 115V/60/1		
2	1	SNEEZEGUARD	C.R. LAURENCE		GC		C.R. LAURENCE 323-588-1281 X 7710 RICARDO BASULTO	MERCER GLASS COMPANY: TODD MITCHUM 252-752-5101
3	1	4' DROP IN COLD UNIT	DELFIELD	N8148-EFN	ECO	7.5 AMP 115V/60V		NO DRAIN REQUIRED. OUTLET INSTALLED AT 18" AFF
3A	1	2' DROP IN COLD UNIT	DELFIELD	N8118-EF	ECO	7.5 AMP 115V/60V		NO DRAIN REQUIRED. OUTLET INSTALLED AT 18" AFF
4	2	SLICER	BIZERBA	GSP-H33 W/LIFT	ECO	120V/60/1		OUTLET INSTALLED AT 24" AFF, IN MILLWORK
5	1	MENU BOARD	JMFS	JMFS	GRAPHICS CO.			ORDERED WITH GRAPHICS PACKAGE
7	3	CHIP DISPLAY UNIT	PEPSI		PEPSI			
8	1	CASH REGISTER	INFOSOFT	UP700	FRANCHISEE			REG. W/ COMM. MODEM, CASH DRAWER, RECEIPT & JOURNAL (2 SETS KEYS). OUTLET INSTALLED AT 18"
9	3	PARCHMENT HOLDER						
10a	1	BREAD OVEN AND PROOFER	MOFFAT	E35D6-26	ECO	15.6 AMPS / 120 V / 1950 AMP / NEMA 5-20P		TWO OUTLETS REQUIRED. PROOFER NEMA PLUG-IN OUTLET REQUIRED AT 18" AFF. OVEN HARDWIRED CONNECTION REQUIRED AT 78" AFF. HEAT SHIELD AND WATER FILTER REQUIRED FOR USE. PROOFER MODEL #P85M12
11	18	BREAD PAN	WINCO	ALXP1826	SMALLWARES CO.			
12	4	BREAD RACK	CABRO	UPR1826FHP	FIVE KIDS GROUP, INC.			W/ (2) CURTAIN COVERS, WINDOW DISPLAY, ZIPPER
13	2	HAND SINK - WALL HUNG	CHG	FS17D141005JM	ECO			
14	1	3 COMPARTMENT SINK	FIVE KIDS GROUP	FC-3JM-DB	ECO		CHG KL53-1000-AF4 PRE-RINCE SPRAYER/ ADD-A-FAUCET, KL54-8012 AUCET AND D50-7100 LEVER WASTES - QTY 3	
15	1	PREP SINK	FIVE KIDS GROUP	FC-1JM-D_	ECO		CHG KL54-8002 FAUCET	ONE COMPARTMENT SINK W/ DRAINBOARD ON EITHER THE LEFT OR RIGHT SIDE
16	4	WIRE SHELVING	METRO		ECO			
16A	1	WALL MOUNT WIRE SHELVING	METRO	24"X36"	ECO			
16B	4	WALL MOUNT WIRE SHELVING	METRO	24"X30"	ECO			
16E	1	WIRE SHELVING	METRO	18"X42"	ECO			
16F	1	WIRE SHELVING	METRO	18"X48"	ECO			
16H	1	WIRE SHELVING	METRO	18"X 60"	ECO			
17	1	1 DOOR PEPSI COOLER	PEPSI	1160	PEPSI			OUTLET INSTALLED AT 18" AFF
18	1	WALK-IN COOLER	AMERIKOOLER	VERIFY WITH ECO	ECO	115V FOR LIGHTS AND DOOR HEATER, 15 AMP BREAKER		FLOORLESS. FIELD COORDINATE POWER REQUIREMENT
18A	1	CAPSUL PACK	AMERIKOOLER	SELF CONTAINED, VERIFY WITH ECO	ECO	CONDENSING UNIT: 208-230/ 60/1, MCA (VERIFY W/ECO) , 15A MAX FUSE		
19	1	STEP IN FREEZER	AMERIKOOLER	VERIFY WITH ECO	ECO	115V FOR LIGHTS AND DOOR HEATER, 15 AMP BREAKER		FLOORLESS, SELF-CONTAINED CAPSULE PAK SYSTEM. FIELD COORDINATE POWER REQUIREMENT
19A	1	CAPSUL PACK	AMERIKOOLER	SELF CONTAINED, VERIFY WITH ECO	ECO	CONDENSING UNIT: 208-230/ 60/1, MCA (VERIFY W/ECO) , 15A MAX FUSE		
20	1	MOP SINK		2' X 2'	GC		1/2" SUPPLY, 1 1/2" DRAIN, VENT	MOP HANGER AND WALL GUARD
21A	1	SANDWICH UNIT	ENTREE	JM-ST27E-2DX	ECO	115V/60/1		
22	1	GRILLE	IMPERIAL	IR-G48T-XB-JMI	ECO		CONFIRM NATURAL OR LP GAS	
23A	1	EXHAUST HOOD SYSTEM & FIRE SYSTEM	CAPTIVE AIRE	ANSUL	ECO	(4) 115V	FIRE SYSTEM ANSUL	
23A	1	CONDENSATE HOOD	CAPTIVE AIRE	5424VHB	ECO	(1) 115V		
25	1	PORTABLE FIRE EXTINGUISHERS			GC			
26	1	DRINK DISPENSER & ADAPTER KIT	PEPSI	DISPENSER: IDC255, ADAPTOR: 80002957	PEPSI	9.3AMP 115V/60/1	1/2" SUPPLY, CONDENSATION DRAIN	COORDINATE W/ PEPSI. OUTLET INSTALLED AT 42" AFF
28	1	ICED TEA BREWER/DISPENSER	BUNN	TB3Q	LUZIANNE	120V, 14.4 AMP		1-800-627-2094. OUTLET INSTALLED AT 42" AFF
30	1	SS. PREP TABLE OR MILLWORK	UNIVERSAL OR GC	KMG-24 _JM	ECO OR GC			
31	1	COUNTER TOP FOOD WARMER	HOSHIZAKI	71001 MODEL 1001	SMALLWARES CO.	120V, 5.8 AMP		OUTLET INSTALLED AT 42"
31B	1	RECESSED BACON WARMER	MARSHALL	JM8001K	FIVE KIDS GROUP, INC.	120V, 3.5 AMP		NO DRAIN. 14/3 CORD WITH NEMA 5-15 PLUG. OUTLET INSTALLED AT 18" AFF.
33	1	Undercounter Refrigerator with Drawers	Hoshizaki America, Inc	UR27A-D2				
34	1	BAG IN BOX SYSTEM	PEPSI		PEPSI	110/120V - 20AMP DUAL OUTLET	1/2" SUPPLY	WATER CONNECTION IS NEEDED FOR THE FILTRATION SYSTEM. OUTLET CAN BE INSTALLED AT 80" AFF
35A	1	SLIM JIM REFUSE CONTAINER	RUBBERMAID	11"x20"	FIVE KIDS GROUP, INC.			
46	1	ICE MAKER	HOSHIZAKI	KM-520MAJ	ECO	115V/60 20AMP BREAKER	PROVIDE DRAIN	
47	1	PICK UP TOWER	METRO					
50a	1	STANCHION DIVIDER	VISIONTRON	VS301 (BLACK)	FIVE KIDS GROUP, INC.			(4) DIVIDERS REQUIRED FOR 12' SPAN. WWW.CROWDCONTROLWAREHOUSE.COM, SINGLE LINE 7-5'
52	2	TROUGH	FRANKLIN SHEET METAL	ZE				24" LONG X 4" WIDE TROUGH WITH SIDE SQUEEGE ATTACHMENT
60	1	TRASH CAN	TBD	TBD	FRANCHISEE			

**FURNITURE SCHEDULE** xx FURNITURE FURNISHED AND INSTALLED BY THE GC.

Count	Type Mark	Description	Manufacturer	Model	SUPPLIER	Comments	Count	Type Mark	Description	Manufacturer	Model	SUPPLIER	Comments
1	37	TABLE TOP AND BASE	ATS	24"x45"	FURNITURE CO.	ADA COMPLIANT TABLETOP	10	42	BAR STOOL	ATS		FURNITURE CO.	
5	40	BAR HEIGHT TABLE TOP AND BASE	ATS	24"x20"	FURNITURE CO.		4	43	CHAIRS - LOW	ATS		FURNITURE CO.	



**PLANNING AND ZONING COMMISSION  
1 GOVERNMENT CTR, BALLWIN, MO 63011  
MONDAY, MAY 6, 2024 AT 7:00 PM**

**PUBLIC HEARING**

Notice is hereby given that on Monday, July 1, 2024 at 7:00 P.M. – A Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri. The Commission will consider:

SUE-24-05 Petition for a Special Use Exception for a restaurant with front yard parking at 15005 Manchester Road.

Additional information on this petition is at the City Government Center, or by calling 636- 227-2243.

Planning & Zoning Commission  
Eric Sterman, City Administrator