



SITEPLAN SUBCOMMITTEE AGENDA
Wednesday, June 25, 2025
6:00 PM

CALL TO ORDER

Chair Nelson called the meeting to order at 6:00pm.

ROLL CALL

Hart Nelson

Mark Favazza

Brian Nolan

Carl Karlen

Jeff Hunt

Lisa Schuering

Jeff Moore

John Ritter

Lee Cannon, Traffic Consultant for the city; and Andrew Franke, Landscape Architect for the city were present.

The following staff were also in attendance: Whitney Kelly, Planning Director; and, Jessica Stutte, Planning Clerk.

OLD BUSINESS

A. Case #25-003: Text Amendment to Allow for Educational Services as a Conditional Use for Class C Properties of Less Than 1 Acre In MC-Manchester Corridor Commercial District Under Section 400.1375(E)(2), and Review of the Conditional Use Permit For The Bitcoin Ben's Crypto Club (BBCC) Technology Education Center At 8513 Manchester Road.

Ms. Kelly said the landscape had been submitted yesterday.

Mr. Franke said he had reviewed the plan and the items he had concerns with had been corrected. He said they would not have an irrigation system. He said there were some suggestions regarding the curb. He said he would write a formal statement regarding the curb.

Mr. Franke addressed the request to shift a tree. He said that would be accepted.

Ms. Kelly said she thought the tree size needed to be 3".

Mr. Franke said it would do better if it was smaller, 2" or 2.5".

Ms. Kelly clarified the dumpster would be removed.

It was determined a roller dumpster would be used instead and trash would be handled internally and not require a commercial dumpster.

Mr. Nelson said landscaping should be maintained. He asked about hours of operation.

Mr. Ben said the hours would be 10am to 8pm.

Mr. Karlen said he just wants to make sure that the business fits into the neighborhood especially as it backs up to residential.

Mr. Ben discussed his business goals.

Mr. Favazza asked about signage.

Mr. Nelson said they would have to meet the sign code.

He said the next meeting would be July 9th.

Ms. Kelly explained the process and said the item would go before the Board of Alderman July 21st.

B. Case #25-004: Conditional Use Permit and Site Development Plan for 7Brew Coffee Drive-thru at 8828 Manchester Road within the Schnucks Shopping Center.

Mr. Brian Evans, the applicant, said they had heard back from MoDot and they liked option 2 better. He said option orients the building in a East-West manner. Option 2 has 23 spaces for stacking.

Chair. Nelson asked if this changed parking availability.

Mr. Evans said it has 20 additional parking spaces and that addresses the landscape changes.

Mr. Franke asked if the rest of the area was paved around the horseshoe was paved.

Mr. Evans said it was. He said they could probably add some landscaping but not much due to limitations.

Mr. Franke suggested they look at the shrubs and make sure they don't create a blindspot.

Chair. Nelson said the layout seems more self-contained. He said he was concerned about the looping around. He said he was still concerned about the use of the Manchester exit.

Mr. Cannon said the islands would be raised. He spoke about the new plan and how the outbound traffic would be affected. He said it was a huge improvement. He said 23 was sufficient unless they were giving away free stuff. He said the arrangement really breaks up the center and addresses the landscaping. He said without a formal review, he thought it was a dramatic improvement.

There was discussion about the turns in and out.

Mr. Cannon said the challenges were the same situation for every business along Manchester.

Mr. Karlen said the turn into the center was the first place to turn into the center. He said it was a drastic improvement but still a nightmare.

Mr. Cannon showed different entry options. He suggested a *no left in* sign. He questioned who they would be negatively impacting. He wanted to know what the crash history was regardless of 7 Brew. He said that data would be helpful.

Mr. Karlen said the more successful it is the worse the traffic is.

Mr. Moore said the grand openings with free coffee had 50 cars stacked up.

Mr. Ritter said his concern was backed up cars.

Mr. Cannon said the tradeoff was stacked cars, parking and landscaping.

Mr. Hunt said he was interested in the traffic count for East-West.

Ms. Schuering asked about peak times for 7 Brew and Schnucks.

It was determined that the peak times for 7 brew were between 8-9am.

Mr. Cannon said it was doable to get those traffic counts. He said mid-Saturday, evenings is highest dollar. He said the high foot traffic times are at lunch and after work. He said 7 Brew peak time is different than Schnucks and their peak times would be compatible.

Chair. Nelson asked about 50 car opening stack up.

Mr. Hunt asked if they ever have people directing traffic when there is overflow.

Mr. Ben said they do have a traffic management plan. He said they have things they can do operationally.

Mr. Cannon gave some suggestions for the give away days.

Mr. Franke provided comments that there needed to be shrubs on the Manchester frontage and in the green space.

Mr. Karlen asked if there were any plans that showed the plan on the other side of the parking lot and if there was an attempt to quarantine the cars.

Chair. Nelson asked for traffic study, full plan, comparison study, shrubs on the landscape plan, traffic management plan.

ADJOURNMENT

Adjournment Time: 7:23pm