



**MINUTES**  
**PLAN COMMISSION MEETING**  
**April 9, 2025 –6:00 p.m.**

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**CALL TO ORDER**

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, April 9, 2025. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

**ROLL CALL**

Members Present

Members Absent

Laura Switzer  
Mike Moran  
Reed Voorhees  
Chairman Jeff Fernhoff

Jon Emert  
John Falk  
Brad Weitekamp

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Deputy City Clerk; and City Attorney, Allie Sievers.

**APPROVAL OF MINUTES**

Moved by Mr. Moran, seconded by Mr. Voorhees and unanimously carried, to approve the minutes from the March 12, 2025 meeting as submitted.

**PUBLIC COMMENT**

There was no public comment.

**SPECIAL USE PERMIT  
REVIEW – The Glendale  
Grind, 421 N. Sappington Rd.**

Chairman Fernhoff introduced the special use permit (SUP) request from the soon-to-open The Glendale Grind coffee shop located at 421 N. Sappington Rd. The applicants, Diana Allen and Bill Boesler, are planning to open The Glendale Grind later this spring. Their SUP request included adding 4-5 tables with two chairs each in front of the windows in the front of the building to enable outdoor dining adjacent to the sidewalk. They state that these tables will only be in place during their business hours, 6:30 a.m.-4:00 p.m.

The SUP request also included serving shaved ice out a “to-go” window located in the rear of the coffeeshop. Ms. Allen and Mr. Boesler specified that only shaved ice, not coffeeshop items, would be served out of this window. Additionally, the window would only operate from mid-May to September.

Chairman Fernhoff invited the applicant to present their request to the Plan Commission.

Ms. Allen and Mr. Boesler asked if they could serve the shaved ice from a mobile cart located in front of their store instead of from the rear window as their written request stated.

City Attorney Sievers noted that because this is a different request than what was made at the time they requested the SUP, a mobile food-serving cart would require a separate SUP process.

City Administrator Frank Johnson noted that the Plan Commission could review the written SUP request for the outdoor dining and rear window service. If approved, the applicant could submit a request to amend their SUP to add the cart-based shaved ice service. He explained that the current SUP request and the future amended SUP would both require public hearings, which would determine the timeline of meetings and adoption.

In preparation for missing the meeting, Mr. Weitekamp submitted comments for the Plan Commission members to consider as they reviewed the SUP request. He expressed concern for the safety of pedestrians/customers as they crossed the parking lot to access the “to-go” window in the rear of the building. Mr. Weitekamp proposed that a walking lane be painted on the pavement adjacent to the building to separate the vehicle/driving lane from pedestrians.

The Plan Commission members thought this would improve safety. Mr. Boesler agreed with the request. Mr. Moran noted that the pedestrian lane would need to meet the standards of St. Louis County for safety.

Mr. Johnson asked that in the future if a cart is added to the front of the building, would there be fewer tables. The applicant explained that they would move the tables to make way for the cart during the hours that the cart would be operating (just afternoon and evening).

Chairman Fernhoff asked if the applicant checked with the chiropractor office next door to see if they were okay with their plans. Ms. Allen explained that they had and the chiropractor was on-board with the outdoor dining plans.

Chairman Fernhoff asked if there was any public comment regarding the SUP request. A woman from the audience asked if the coffeeshop had plans to employ people with special needs. Mr. Boesler said that they would.

Chairman Fernhoff made a motion to recommend approval of the special use permit to allow for outdoor dining and “to-go” rear window service at The Glendale Grind to the Board of Aldermen with the following conditions.

1. Furniture and other items may not be placed in the public right-of-way along Sappington Road so as to maintain a clear sidewalk and the City’s compliance with the Americans with Disabilities Act

2. Only furniture and other items permitted to be located in the outdoor dining area are those included in the application and no other items (such as napkin holders, salt and pepper shakers, centerpieces for tables, etc.) may be located in the area;
3. The applicant monitor the area to ensure compliance with the special use permit at all times;
4. The applicant provide a trash can for the area, regularly empty the trash, and ensure that no loose trash leaves the property;
5. The applicant clean the area daily or as needed so as to keep the area clean from substances and debris;
6. Any furniture and other items placed in the outdoor dining area be brought indoors or stored securely against the building at the time of closing every day; and
7. In the event applicant serves any drinks or food products other than shaved ice from the rear of the building or serves shaved ice from the rear of the building for a period greater than two (2) months, the applicant shall add a four (4) foot demarcated pedestrian walkway from the parking lot/driving lane to such rear service area.

The motion was seconded by Mr. Moran. The motion passed with a vote of 4 “Aye”, 0 “Nay,” and 3 Absent. The votes was as follows:

Chairman Fernhoff	“Aye”
Reed Vorhees	“Aye”
John Falk	Absent
Mike Moran	“Aye”
Laura Switzer	“Aye”
Jon Emert	Absent
Brad Weitekamp	Absent

**DEVELOPMENT PLAN  
REVIEW – Westborough  
Country Club, 1320 W.  
Lockwood Ave.**

Chairman Fernhoff introduced the development plan review for Westborough Country Club located at 1320 W. Lockwood Ave. He reminded the Plan Commission that this project was presented at the previous meeting and there were numerous requests for more information.

The architect of the Club’s expansion project is David Lisinski with Killeen Studio Architects. Jim Capek, a member and leader of the Westborough Country Club, was also in attendance. Mr. Lisinski addressed the Plan Commission’s prior requests for more information and the changes he made to the plans.

- He updated the plans so that they were all in congruence.
- St. Louis County requested that the existing median cut be filled in in exchange for granting them a new median cut on W. Lockwood Ave. The old median cut will become green space.
- St. Louis County suggested that the project add a 120-foot turn-in lane for west-bound traffic. This addition will allow west-bound traffic to make the left turn into Westborough Country Club without

impacting west-bound traffic on W. Lockwood Ave. This has been added to the plan.

- He referenced in the plans the addition of a berm and landscaping to block light from car headlights from impacting residential neighboring properties.
- He noted an updated lighting plan with lower light levels to address brightness concerns.
- He updated the rendering, so it matched the plans.

Mr. Moran noted that the berm size is sufficient.

Mr. Voorhee's noted that Mr. Weitekamp expressed concerns that the parking lot features a lot of pavement and little landscaping. He's also concerned that the plants planned for the landscaped areas along W. Lockwood Ave. will outgrow their areas if attended to properly. Mr. Lisinski noted that he would work with his landscape team to select the best plant species for the planned space.

Mr. Voorhee's also noted that Mr. Weitekamp expressed concerns regarding the 90-degree pavement corners in drive lanes. Mr. Moran echoed these concerns. He said the Commission would like to see a curve radius of 20-24-foot radius in the northwest corner of the drive rather than the 3-foot radius shown on the plans. Mr. Moran noted that this would significantly decrease the amount of pavement and increase the amount of landscaped space. He said that would also alleviate cramping along the collector walk in that corner.

Ms. Switzer questioned the crosswalk that is behind the stop line and crosses the turn lane. She said the placement is awkward. Mr. Lisinski said he would move it westward to locate pedestrians in an area where drivers expect them to be.

There was no public comment regarding the project.

Mr. Moran made a motion to recommend the applicant's design to the Board of Aldermen with the following comments:

- Increase the curve radius at the north end of the west collector drive to a minimum of 20 feet.
- Adjust the geometry of the pedestrian crossing at W. Lockwood Ave. to have the cross walk closer to the stop line in the left turn lane into the club.
- Consider mature size of plantings in the Lockwood planting buffer. Potentially adjust the plant species and spacing of plantings.

The motion was seconded by Ms. Switzer. The motion passed with a vote of 4 "Aye", 0 "Nay," and 3 Absent. The votes was as follows:

Chairman Fernhoff	“Aye”
Reed Vorhees	“Aye”
John Falk	Absent
Mike Moran	“Aye”
Laura Switzer	“Aye”
Jon Emert	Absent
Brad Weitekamp	Absent

**ADJOURN**

Ms. Moran motioned to adjourn the meeting. The motion was seconded by Mr. Switzer and unanimously carried to adjourn the meeting at 6:51 p.m.