



City of
Woodson Terrace
Missouri

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Minutes

PLANNING AND ZONING MEETING

Woodson Terrace City Hall

January 14, 2025

CALL TO ORDER

A meeting of the Planning and Zoning Committee was held at the City of Woodson Terrace on Tuesday, January 14, 2025 at City Hall, 4323 Woodson Road.

Chairman Marie Swaim presided and called the meeting to order at 7:13 P.M.

PLEDGE OF ALLEGIANCE

All rose and recited the Pledge of Allegiance.

ROLL CALL

Committee Present

Marie Swaim

Caroline Martin

Chris Mueller

Joan Willey

Committee Absent

Ken Carpenter

Also present were City Engineer Vijay Bhasin, City Administrator Doug Zaiz Deputy Director of Public Works Doug Hill, City Clerk Sarah Piel. Dr. Gurpreet Padda and his lawyer Harjot Padda.

APPROVAL OF MINUTES JUNE 18, 2024

Following a motion made by Alderman Caroline Martin Seconded by Committee member Chris Mueller; the board unanimously approved the minutes from June's Planning & Zoning meeting. Motion carried

REVIEW OF DEVELOPMENT PLANS AT 4477 WOODSON RD

City Engineer Vijay Bhasin provided and read his report to the Planning and Zoning Commission for consideration and review of the site plan for the multi-use building and the development plans for exterior of the building at 4477 Woodson Road, pursuant to section 400.410 and other applicable regulations. The applicant is Gurpreet Padda.

Document attached

**REVIEW OF
DEVELOPMENT
PLANS AT 4477
WOODSON RD**

- CONTINUED

Ms. Swaim asked City engineer Vijay Bhasin how long the Pergola has been set up. Mr. Bhasin advised that Dr. Padda would better answer the question. Dr. Padda explained the pergola is a removable structure and has been set up about 8 months, after he received approval to do the concrete pad. It was added into the submitted plans and approved by St. Louis County.

Mr. Bhasin asked who it was that approved the concrete pad. Dr. Padda advised St. Louis County approved the permits for the exterior construction when they submitted all the plans for work interior and exterior of the building.

Mr. Bhasin said it was a mistake for the County to approve the outside work as the zoning letter City Administrator Doug Zaiz signed was only for the interior work. Dr. Padda explained they were not aware there had to be separate Planning and zoning approval.

Some discussion followed between Mr. Bhasin, Dr. Padda, Mayor Besmer and the P&Z committee about when/how the mistake was made in the first place and what the plan was.

Mr. Harjot Padda expressed his concern that this project “has now been characterized as a nefarious action on our part” when this was never their intent.

More discussion followed about the C-3 Zoning letter and how it was not supposed to be used for the exterior work, Dr. Padda understood and advised again that he was unaware that there had to be additional Planning and Zoning approval. Mr. Bhasin advised that the documents he provided to Dr. Padda at this meeting had all the notes and items that were still needed to proceed with Planning and Zoning. Ms. Swaim suggested this be tabled until all requested information be provided.

Mr. Padda asked who they should interface with to get into compliance; in which the response from the Committee was Mr. Bhasin, Mr. Zaiz and Dr. Paddas architect should meet to discuss what is needed.

Again Mr.Padda wanted to make certain that there is no underlying motives or resistance from the City to have this facility in the City due to the “tone” of the last few meetings. Mayor Besmer, Mr. Bhasin and the whole Committee expressed they were unaware of any “tone” and they are just asking necessary questions.

A question about the pharmacy was brought up and Dr. Padda explained that it is only serving their patients and there are no plans at this time but will be a small 10x10 area.

**REVIEW OF
DEVELOPMENT
PLANS AT 4477
WOODSON RD**

- CONTINUED

Mayor Besmer asked Mr. Bhasin if he received all the requested documentation. Mr. Bhasin advised that he gave Dr. and Mr. Padda a list of needed documents. Mr. Bhasin gave the date of the next Planning and Zoning meetings.

Ms. Swaim advised he could start working on his landscaping for the architect review board. Dr. Padda said he does not plan to submit anything until they are operational because he is working with the St Louis Zoo and veterans to make it a nature scape. Right now it will just be grass.

Dr. Padda said “We are zoned for C-3 we are not putting in the Pharmacy yet, I want to make sure we can operate the medical component that we are already zoned for- that is interior, upfront, while we work on everything else you need.” Mr. Bhasin responded “That is not how this normally works. It has to be completed all together as one. Dr. Padda then said “that is why we broke it up into multi part permits.” Mr. Bhasin then said that is not how our ordinances read.

Mr. Zaiz said “I think a problem we have encountered is that when things are stated you have experienced in different facets in different places, and compare them here, but our city has different ordinances we have to follow.”

Mr. Padda asked if he could just start the medical aspect, as it would be ready to start in the next few weeks, then he can get everything else zoned how it needs to be and get everything need. “We only have a total of about 25 patients and 25 staff and we have 75 plus parking spaces. I don’t think that would impact you.” Mayor Besmer advised that is not the City’s process. Some discussion followed

Ms. Swaim suggested that this needs to be tabled until the required documents are supplied.

Dr. Padda stated “There is a particular statement in here stating no parking can be allowed within 150ft of an ingress & egress easement. This parking has historically been there.” Mr. Bhasin advised it does not belong there, and suggested they give his review to their architect to review.

Mr. Padda said there is a reason he asks this question and it has to do with a problem he has been having with a neighboring business involving the easement. He asked “what is the city’s opinion with the easement?” Mr. Bhasin said that they were given the code the city goes by and it needs to be followed. If less parking is needed we can make that determination; the architect can describe if there is an issue of “need”.

There were some disagreements and some discussion between Dr. Padda, Mayor Besmer and the Committee regarding the easement.

Ms. Swaim called the meeting to order asked for a motion to table this. Motion was made by Alderman Martin seconded by Mr. Mueller. The Committee unanimously agreed to table the topic. Motion carried.

Deputy Director of Public Works Doug Hill said we are updating this code ordinance. The two things that are changing is the Director of Economic Development is changing to Director of Public Works, and we will be adding two additions to the design and maintenance sections regarding the height of the overgrowth and the responsibility of the owner to verify the property line. Some discussion followed. Ms. Swaim made a motion to recommend this to the Board, Seconded by Mr. Mueller. The Committee unanimously agreed. Motion carried.

**FENSE LINE CODE
AMENDMEN.
ZONING SECTION
400.260**

ADJURNMENT

With no further discussion meeting adjourned at 8:15pm.

Respectfully Submitted,

Sarah Piel, City Clerk