



MINUTES
PLAN COMMISSION MEETING
August 12, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, August 12, 2026. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

Members Absent

Brad Weitekamp
Chairman Fernhoff
Reed Voorhees
John Falk
Jon Emert
Mike Moran

Laura Switzer

Also present were Frank Johnson, City Administrator; and Kate Henry, City Attorney.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes of the July 8, 2026 meeting. The motion was seconded by Chairman Fernhoff and unanimously carried.

**FENCE VARIANCE
REQUEST – Kert
Rosenkoetter, 925 N.
Sappington Rd.**

Mr. Fernhoff introduced the Special Use Permit (SUP) amendment for the Glendale Chrysler dealership located at 10070 Manchester Road. Kris Mehrstens, architect with M+H Architecture and Glendale Chrysler General Manager Jenni Belding presented the dealership's proposed SUP amendment.

Mr. Mehrstens stated that the dealership is requesting permission to renovate the western portion of the building for use as 10 additional vehicle service bays. In response to a question from the Commission, Ms. Belding stated that the dealership is no longer pursuing the previous Jeep Showroom approved for the space and is moving forward with the service plan now that the MSD project in the rear of the property is completed. She noted while the space is currently being used only for storage, it was previously used as a body shop.

Mr. Emert asked what the hours would be for the proposed vehicle service work. Ms. Belding stated that they currently are open for vehicles service until 6 p.m. Mr. Voorhees asked what kind of service work would be performed in the proposed bays. Ms. Belding stated that they plan on doing more simple, routine maintenance such as oil changes and tire replacements, and that they mostly use battery-powered tools for the work,

which will be performed inside the building. Mr. Mehrstens stated that there was no additional lighting.

The Commission then discussed the proposed service bay doors. Ms. Belding and Mr. Mehrstens explained that they would be a fast-acting, glazed windowed doors that coil and roll. The same door style would be used on both the north and south elevations. Ms. Belding stating that the doors would likely be left open in nicer weather.

Mr. Moran stated that he was concerned about the noise that would be generated by the service activity. He stated it is important that the doors for the bays on the south side of the building need to be shut unless a vehicle is going in and out, giving the proximity of residences to the building, which he estimated at around 40 feet. He also noted a trash area that is visible to neighboring residents that is not screened or well maintained. He stated that the mitigation of the trash and sound issues need to be part of the design. Mr. Emert agreed that, based on the product data for the proposed door materials, it would not offer any sound dampening and would not be appropriate for the south side of the building.

The Commission and the Glendale Chrysler representatives then discussed the noise from traffic on Manchester Road and previous attempts to measure or regulate the sound generated by activity at the dealership.

Mr. Falk asked if they had considered any other layout for the service bays that could mitigate the sound. Mr. Mehrstens stated that they were looking for the most efficient use of the existing space and that there were interior load-bearing walls that could not be moved.

Mr. Johnson asked what the total number of service bays at the dealership would be if the amendment was approved. Mr. Mehrstens estimated that there would be about 35 service bays total. Ms. Belding stated that it was cost prohibitive to add more to the existing approved expansion on the east side of the building.

Public Comments

Chairman Fernhoff asked if there any members of the public present who wished to comment on the proposal.

Kate Jamieson, 1301B Glendale Gardens Drive: Ms. Jamieson stated that she was speaking as a representative of the residents of the Glendale Gardens Condominium association. She expressed concerns regarding the history of previous SUP amendments put forward by the dealership and over the level of noise that would potentially be generated by the new service bays. She asked the Commission members to consider how close

some of the condo units are to the dealership building. She noted that the doors to the existing service bays are often left open.

Chris Niccio, 825 Brookside Drive: Mr. Niccio also expressed concern about the potential noise level from the proposed service bays. He stated that if there are extra doors on the south side of the building, they should be closed during operations. He stated there is noise from Manchester Road, but that what he hears in his backyard is the sound of cars being worked on.

The Commission then discussed striping for parking on the lot as required by the current SUP and how the parking configuration might be impacted by the proposed service bays. Mr. Moran stated that the site plan should fully reflect the plan for parking with spaces and striping noted.

Following this, there was another public comment.

Pat Farinella, 1307B Glendale Gardens Drive: Ms. Farinella stated that there is already a high volume of traffic to the dealership, and that she was concerned about disruptions to Glendale Gardens residents from additional traffic, especially into the evening hours.

Ms. Henry then clarified the logistics of the actions the Plan Commission can take on the SUP amendment request and what the applicant can do.

Lastly, the Commission further discussed the site plan design, what additional information they would like to see, and the screening of the trash containers. Mr. Johnson clarified that the current SUP does state that the trash containers must be “suitably screened” but does not provide detailed information on enclosures.

Mr. Moran made a motion to recommend approval of the amendment to the Special Use Permit with the following conditions:

- Provide a solid doors with a high Sound Transmission Class (STC) rating on the south side of the building.
- Require that the service bay doors remain closed during operations and are only opened to allow for vehicles to move in or out.
- Provide a complete site plan with traffic flow, striping and a trash screening details.
- Provide a roof plan showing the location of any rooftop HVAC or fan units.

The motion was seconded by Mr. Emert. The motion passed with a vote of 4 “Aye”, 2 “Nay,” and 1 Absent. The votes were as follows:

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

DISCUSSION – Revised Zoning Code Adoption

Mr. Johnson provided the Plan Commission with a recap of their previous discussion of the draft zoning code in July. He gave an overview of the research performed by staff and consultant Tim Breihan on the building heights in the proposed R-3 and R-4 districts. Mr. Johnson noted that the average building height is substantial lower in the proposed R-3 district in keeping with the recommendation that the district have a lower maximum building height of 30 feet. He also noted that a review of ARB applications from the last few years show only a few minor exceedances of the 30’ height limit.

Mr. Moran made a motion to recommend approval of the draft zoning code update. The motion as seconded by Mr. Falk. The motion passed with a vote of 6 “Aye”, 0 “Nay,” and 1 Absent. The votes were as follows:

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

ADJOURN

Mr. Moran moved to adjourn the meeting. The motion was seconded by Mr. Voorhees and unanimously carried to adjourn the meeting at 7:09 p.m.