



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**DECEMBER 7, 2016**  
**6:30 P.M.**

- A. CALL TO ORDER**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE**
- D. ATTENDANCE**
- E. MINUTES**
- F. COMMUNICATIONS AND REPORTS OF OFFICERS**

**G. NEW BUSINESS**

**1. HOME OCCUPATIONS:**

- a. Mary Jo's Breakfast in Bed (breakfast delivery): Kathryn Henry, 2 Fawn Lake Drive. (Ward 1)
- b. Chiodini Remodeling (construction – residential): Mark Chiodini, 817 Willott Road. (Ward 2)

**2. PUBLIC HEARINGS:**

- a. Petition 16-19 – National Retail Development, LLC: A request for a change of zoning from C-2 Community Commercial District to I-1 Planned Urban Development (PUD) for a 5.58 +/- acre parcel. The proposed uses include indoor self storage units, vehicle storage and commercial uses including retail uses. The subject site is on the west side of Jungermann Road, north of Willott Road (850 Jungermann Road). (Ward 3)
- b. Petition 16-20 – Payne Family Homes, LLC: A request for an amended Planned Urban Development (PUD) for a 16.8 +/- acre parcel. The proposed use is single family homes. The subject site is located on the north side of Route 364, east of Harvester Road. (Ward 4)
- c. Intent to establish zoning for newly annexed properties: Service and Schulte property, south side of Central School Road, west of Kisker Road. (Ward 4)

**3. PRELIMINARY AND RECORD PLATS:**

- a. A Resubdivision of Adjusted Lot 2A of a Boundary Adjustment of Lots 2A and 2B of I-70 Executive Centre: south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard. (Ward 1)

**4. SITE PLANS:**

- a. Regions Bank: east side of Mid Rivers Mall Drive, north of North St. Peters Parkway. (Ward 4)
- b. Wainwright Building Addition: east side of Highway 79, south of Cermak Boulevard. (Ward 1)
- c. The Crossings at Bella Vista: north side of Route 364, east of Harvester Road. (Ward 4)
- d. Central School Road Apartments: south side of Central School Road, west of Kisker Road. (Ward 4)