



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**JUNE 1, 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. Dorothy Kotik – Alterations and Design (clothing alterations): Dorothy Kotik, 9 Last Chance Ct. (Ward 3)
  
  - 2. OTHER:**
    - a. El Mezon: east side of Salt Lick Road, south of Interstate 70 – architectural modification. (Ward 1)
  
  - 3. PUBLIC HEARINGS:**
    - a. Petition 16-08 - Mid Rivers Investment Partners, LLC: A request for a a change of zoning from the I-1 Light Industrial District to the C-3 General Commercial District for a 25 +/- acre parcel. The property is located on the north side of Interstate 70, east side of Mid Rivers Mall Drive. (Ward 1)
  
    - b. Petition 16-09 – Mid Rivers Investment Partners, LLC: A request for a special use permit in the C-3 General Commercial District to permit firearm sales and service on a 28 +/- acre parcel. The property is located on the north side of Interstate 70, east side of Mid Rivers Mall Drive. (Ward 1)
  
    - c. Petition 16-10 – Mid Rivers Investment Partners, LLC: A request for a special use permit in the C-3 General Commercial District to permit convenience stores and gas stations on a 28 +/- acre parcel. The property is located on the north side of Interstate 70, east side of Mid Rivers Mall Drive. (Ward 1)
  
    - d. Petition 16-11 – Mid Rivers Investment Partners, LLC: A request for a special use permit in the C-3 General Commercial District to permit kennels on a 28 +/- acre parcel. The property is located on the north side of Interstate 70, east side of Mid Rivers Mall Drive. (Ward 1)

- e. Intent to establish zoning for newly annexed properties: Hamilton property - west side of Circle Way, north of Line Street – 60 Circle Way. (Ward 3)

**4. PRELIMINARY PLATS AND RECORD PLATS:**

- a. Preliminary Plat – Kaplan Subdivision, Plat Three: north side of I-70 Service Road north, east of Mid Rivers Mall Drive. (Ward 1)

**5. SITE PLANS:**

- a. The Shoppes of St. Peters: north side of I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)