



**AGENDA
BOARD OF ADJUSTMENT
MEETING OF JUNE 15, 2016
ST. PETERS CITY HALL
ONE ST PETERS CENTRE BLVD., ST PETERS, MO 63376
6:00 PM**

**CALL TO ORDER
ATTENDANCE
MINUTES
COMMUNICATIONS AND REPORTS OF OFFICERS**

NEW BUSINESS:

1. Petition 16-K: Rich Billings, 7332 Mexico Road. (Ward 1)

Rich Billings requests a variance to permit a reduction in the sign setback and an increase in the sign size for a proposed sign in the C-1 Neighborhood Commercial District. The property is located on the north side of Mexico Road, west of South Church Street – 7332 Mexico Road.

2. Petition 16-L: Erik and Connie Schaffer, 1351 Pegasus Trail. (Ward 2)

Erik and Connie Schaffer request a variance to permit a fence that exceeds six foot in height in the R-1 Single-Family Residential District. The property is located on lot 193 of Pegasus Farms Plat Three, as recorded in Book 27 Page 24 at the St. Charles County Recorder's Office, more commonly known as 1351 Pegasus Trail.

3. Petition 16-M: QuikTrip Corporation – QuikTrip Store #604, 3847 McClay Road. (Ward 4)

QuikTrip Corporation – QuikTrip Store #604 requests a variance to allow an increase in the height of the ground signs, a wall sign that does not front to a street, and a reduction in a portion of the four foot landscape buffer strip. The property is located on Lot 1 of Jungermann-McClay Station Plat Four as recorded in Book 48 Pages 338-340 at the St. Charles County Recorder of Deeds more commonly known as 3847 McClay Road.

4. Petition 16-N: Mid Rivers Investment Partners, LLC, north side of Interstate 70 and I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)

Mid Rivers Investment partners, LLC requests the following variances to permit the installation of a billboard:

- a. A variance from the minimum one thousand (1,000) foot distance from an interchange ramp taper.
- b. A variance to allow a reduction of the one-mile (5,280 feet) spacing requirement to another billboard.
- c. A variance to allow a reduction in the front yard setback of the proposed billboard.
- d. A variance to allow the height of the billboard to exceed forty-five (45) feet.

The property is located on the north side of Interstate 70 and I-70 Service Road North, east of Mid Rivers Mall Drive, in the C-3 General Commercial District.

5. Petition 16-O: Mid Rivers Investment Partners, LLC, north side of Interstate 70 and I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)

Mid Rivers Investment Partners, LLC requests variances to allow a reduction in the ground sign setback and a reduction in the side yard setbacks. The site is located on the north side of Interstate 70 and I-70 Outer Road North, east of Mid Rivers Mall Drive.

6. Petition 16-P: Mid Rivers Investment Partners, LLC, north side of Interstate 70 and I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)

Mid Rivers Investment Partners, LLC requests a variance to allow a reduction in the required screening for rooftop utilities. The site is located on the north side of Interstate 70 and I-70 Outer Road North, east of Mid Rivers Mall Drive.

7. Adjournment