



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF APRIL 1, 2015  
6:30 P.M.**

**CALL TO ORDER:**

Chairman Keith McNames called the meeting to order at approximately 6:30 p.m.

**INVOCATION:**

A moment of silent prayer was observed.

**PLEDGE OF ALLEGIANCE:**

All in attendance said the Pledge of Allegiance.

**ATTENDANCE:**

Those in attendance were: Chairman Keith McNames; Chris Winslow; Gary Westhoff; Janet Shetterly; Bill Yoffie; Marilyn Shaikewitz; Pat Kelley; Larry Sachse; Denise O'Mara; Steven Bailey; Alderman Barclay; Julie Powers, Director of Planning, Community and Economic Development; Roger Stewart, Building Commissioner; Ken Braunfeld, Planning Coordinator; Liane Sargent, City Engineer; and Melissa Vollmer, Recording Secretary.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Mr. Westhoff to approve the minutes of the March 4, 2015 Planning and Zoning Commission meeting. The motion carried unanimously.

**COMMUNICATIONS AND REPORTS OF OFFICERS:**

Chairman Keith McNames explained the procedures for this evening's meeting. Ms. Powers noted that the items on the agenda requiring Board of Alderman action would be on the March 26th Board of Alderman meeting. Alderman Barclay welcomed Denise O'Mara to the Commission and thanked Bill Rupp for his service on the Commission.

**NEW BUSINESS:**

**1. Home Occupations:**

- a. Mitchell Law, LLC (law office): Carol Mitchell, 338 San Marco Way.

Ms. Carol Mitchell presented this to the Commission for approval. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this application with the following contingency:

1. All clients must park in the driveway.

The motion carried unanimously.

- b. Myles Dental Laboratory (dental lab): George Myles, 15 Fernwood Drive.

Mr. George Myles presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Westhoff seconded to approve this application with no contingencies. The motion carried unanimously.

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- c. Inspirational Photography (photography): Brittany Smith, 24 Apple Tree Drive.

Ms. Brittany Smith presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shaikewitz seconded to approve this item with the following contingency:

1. All clients must park in the driveway.

The motion carried unanimously.

- d. The Giger Group, LLC (pressure washing, mobile auto detailing & logistics): Clifford Giger, 604 Donner Pass, Apt. B.

Mr. Clifford Giger presented this to the Commission for approval. Mr. Kelley made a motion and Mr. Winslow seconded to approve this item with the following contingency:

1. Trailer and products must be stored off-site as indicated on the application.

The motion carried unanimously.

## 2. **Public Hearings:**

- a. Petition 15-04 – Bluestone Mexico, LLC: A request for a Special Use Permit in the C-3 General Commercial District to permit a convenience store with gasoline pumps and a carwash on a 2.3 +/- acre parcel. The property is located on the north side of Mexico Road, west of Jungermann Road.

Mr. Kevin Kamp, Civil and Environmental Consultants, presented this to the Commission for approval. Mr. Kamp explained that the subject site is at the northwest corner of Mexico Road and Jungermann Road. It is adjacent to several undeveloped parcels zoned C-3 General Commercial District. In 2013, a Mobil service station was closed on the southwest side of Mexico Road and Jungermann Road. That site is now being redeveloped as a CVS Pharmacy. The applicant is requesting a Special Use Permit to develop a state-of-the-art full service convenience/food store with gasoline or petroleum products and services and a carwash. This will include a 4,977 square foot convenience store with eight gas pumps, an attached 5,328 square foot carwash, and a detached 3,100 square foot detailing building. It is noted that as part of the development a cross-access driveway will extend through the larger tract this development will be a part of to provide access to future development. Chairman McNames opened the public hearing at 6:50 p.m., and asked anyone wishing to speak on this petition to please come forward. Mr. Merle Schneider, Co-owner of Schneider Real Estate, spoke in opposition to this petition citing concern with traffic and the amount of accidents at this intersection. Mr. Jeff Adams, 5623 Independence Road raised a concern about the placement of the public hearing sign at this location, as it was blocked by political signs. Mr. Brad Bishop, 1122 W. Windfall Ridge Court, spoke in opposition to this petition as he felt it will increase the amount of traffic at this intersection. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:55 p.m. Mr. Kamp addressed the issues raised during the public hearing. Mr. Winslow made a motion and Ms. Shetterly seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously. Mr. Kelley made a motion and Mr. Westhoff seconded to recommend approval of this petition to the Board of Aldermen. The motion carried unanimously.

- b. Petition 15-05 – Bommarito Cadillac, Inc. : A request for a change of zoning from the C-2 Community Commercial District to the C-3 General Commercial District for a 4.96 +/- acre parcel. The property is located on the north side of I-70 Service Road North, east of Executive Centre Parkway (4190 I-70 Service Road North).

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Mr. Neal Ewing, General Manager of the Bommarito Automotive Group, presented this to the Commission for approval. Mr. Ewing explained that the subject site contains a vacant office building; the site was used for a data center/office for many years and then was purchased and used by the Army Reserve. The building has been vacant for approximately one year. The adjacent property is owned by Bommarito and is developed with three automobile dealerships. The Bommarito Automotive Group has purchased the subject site and will remove the building and install a paved parking area in place of the building footprint. Chairman McNames opened the public hearing at 7:04 p.m., and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:04 p.m. Mr. Winslow made a motion and Alderman Barclay seconded to recommend approval of this rezoning to the Board of Aldermen. The motion carried unanimously.

- c. Petition 15-06 – Bommarito Cadillac, Inc.: A request for a Special Use Permit in the C-3 General Commercial District to permit the sale, barter, exchange or rental of new or used motor vehicles on a 4.96 +/- acre parcel. The property is located on the north side of I-70 Service Road North, east of Executive Centre Parkway (4190 I-70 Service Road North).

Mr. Neal Ewing, General Manager of the Bommarito Automotive Group, presented this to the Commission for approval. Mr. Ewing explained that the subject site is located on the north service road of Interstate 70. It is adjacent to several parcels which are developed with new and used car dealerships within the C-3 General commercial District and operated by the applicant. The applicant is requesting a special use permit for new and used vehicles. The new parking area will would function as a display and storage area for the existing dealership and their used vehicles will be relocated to this area since used vehicle sales are conducted out of the adjacent building. The building on the subject site will be removed and paving will be added in the former footprint of the building. The connections and access at the north end of the site would remain the same. Chairman McNames opened the public hearing at 7:05 p.m., and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:05 p.m. Mr. Winslow made a motion and Mr. Westhoff seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously.

Mr. Westhoff made a motion and Mr. Kelley seconded to recommend approval of this petition to the Board of Aldermen. The motion carried unanimously.

**3. Record Plats:**

- a. Resubdivision of Lots 2 and 14 of Jungermann Subdivision: North side of Mexico Road, west side of Jungermann Road.

Mr. Kevin Kamp, Civil and Environmental Consultants, presented this to the Commission for approval. Mr. Kamp explained that the 9.016 acre tract will be resubdivided into Adjusted Lot 14 and Adjusted Lot 2. Adjusted Lot 14 will be 2.270 acres and will contain the proposed new convenience store/gas station with car wash. Adjusted Lot 2 will contain 6.746 acres and will be available for future commercial development. A cross-access drive will serve both Adjusted Lot 14 and Adjusted Lot 2. Mr. Yoffie made a motion and Ms. Shetterly seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Coordinate the final location of the right-of-way dedication and utility easements with the Engineering Department.

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2. Clarify the location of the 15 foot general utility easement along the perimeter of the site.
3. Items to be provided prior to recording:
  - a. Provide seal and signature.
  - b. Provide verification that the taxes have been paid on the property.
  - c. Provide digital media copy of the plat.

The motion carried unanimously.

- b. Bozwell Valley Plat 2: West side of Pine Tree Street, north of Circle Way.

Ms. Jessica Hargrave, Bax Engineering, presented this to the Commission for approval. Ms. Hargrave explained that the 0.75 +/- acre parcel will be subdivided into lot H-1 and H-2. Lot H-1 will contain 0.35 +/- acres and Lot H-2 will contain 0.40 +/- acres. Lot H-1 currently contains an existing home which faces and accesses Elm Tree Street. Lot H-2 will contain a proposed house that will face and access Pine Tree Street. Ms. Hargrave noted that the pavement for Pine Tree Street extends to the southern edge of the proposed Lot H-2; however, it was discovered that the right-of-way for Pine Tree Street was never properly established prior to annexation into the City of St Peters. The City is currently working with the various property owners who have verbally agreed to dedicate Pine Tree Street to the City. Should this fail, a cross-access easement has been established between lots H-1 and H-2 to allow access to Elm Tree Street. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Show and/or create by separate document a sanitary sewer lateral easement from Lot H-1 through Lot H-2 to the public sanitary sewer line.
2. Show the public sanitary sewer within an easement on Lot H-2.
3. Show the general location of the proposed right-of-way on lot H-2 and note to be provided by separate document.
4. Items to be provided prior to recording:
  - a. Provide seal and signature.
  - b. Provide verification that the taxes have been paid on the property.
  - c. Provide digital media copy of the plat.

The motion carried unanimously.

**4. Site Plans:**

- a. Country Club Carwash & Mobil on the Run: North side of Mexico Road, west side of Jungermann Road.

Mr. Kevin Kamp, Civil and Environmental Consultants, presented this to the Commission for approval. Mr. Kamp explained that the proposed 2.27 acre plan is for the redevelopment of the northwest corner of Mexico Road and Jungermann Road with a convenience store and carwash. The project will contain a 4,977 square foot convenience store with eight gas pumps, an attached 5,328 square foot carwash, and a detached 3,100 square foot detailing building. The City of St. Peters will be making improvements to the intersection of Mexico Road and Jungermann Road in the vicinity of the site. This will include dedicated right turn lanes, signal improvements, and center island medians. Direct access to the site will be from a curb cut on Mexico Road and Jungermann Road. These will function as a right-in/right-out access points due to the new medians. In addition, a cross-access driveway will extend around the site from Mexico Road to Jungermann Road. This driveway will be accessible to the proposed development and future adjacent developments. The architecture of the building is very attractive and similar to the existing Mobil On-The-Run facility at Mid Rivers Mall Drive and Highway 94/264. All sides of the convenience store, carwash and detailing building will include a wainscot of split face block with brick walls and

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accent brick pilasters. EFIS will be used as an accent over the entrance and as an accent band. Mr. Winslow made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Obtain compliance with Chapter 535 Tree and Landscape requirements.
2. Show a stop sign for the detail building exit drive.
3. Add the side yard setbacks to the notes.

The motion carried unanimously.

b. Bommarito Cadillac: North side of I-70 Service Road North, east of Executive Centre Parkway.

Mr. Neal Ewing, General Manager of the Bommarito Automotive Group, presented this to the Commission for approval. Mr. Ewing explained that the subject site is located on the north side of I-70 Service Road North, east of Executive Centre Parkway. The site contains a vacant office building; the site was used for a data center/office for many years and then was purchased and used by the Army Reserve. The building has been vacant for approximately one year. The adjacent property is owned by the applicant and developed with three automobile dealerships. The applicant has purchased the subject site and will remove the building and use the area of the building footprint as a paved parking area. The existing curbs and access drives will be used in place. The entrances from the I-70 Outer Road will be used unless otherwise directed by MoDOT. Chairman McNames made a motion and Mr. Westhoff seconded to add the following contingency: Indicate the location and style of the light standards. The motion carried unanimously. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Provide a copy of the cross access agreement between the subject site and the property to the west prior to occupancy of the subject site.
2. Provide details of the water quality features on the engineering plans.
3. Indicate the location and style of the light standards.

The motion carried unanimously.

c. Ultimate Defense Firing Range & Training Facility Building Addition: North side of Brown Road, east of the North Service Road (Site Plan re-approval).

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the Planning and Zoning Commission approved an amended site plan for Ultimate Defense a year ago. Ms. Powers noted that they are requesting that the amended site plan be reapproved as the project has not begun. Nothing on the site plan has changed since the original approval. Mr. Westhoff made a motion and Mr. Kelley seconded to re-approve this site plan with the following contingencies:

1. Obtain a variance and the appropriate easements for the proposed building and stairway encroachment.
2. Provide a minimum eight (8) foot tall vinyl coated chain link fence and/or locking gate to prevent access between the existing and proposed building on the north side of the site.
3. Provide verification that Lot 1 will maintain the minimum number of parking spaces as required by City Code.
4. Show the relocation of the trees on the east side of the site and obtain approval for compliance with Chapter 535 Tree and Landscape requirements.

The motion carried unanimously.

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A motion was made by Mr. Bailey and seconded by Ms. Shetterly to adjourn the meeting at 7:23 p.m. The motion carried unanimously.

Respectfully submitted:

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Melissa M. Vollmer, Recording Secretary

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Chairman Keith McNames  
Planning and Zoning Commission