



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF AUGUST 5, 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; Alderman Judy Bateman; Chris Winslow; Steve Snarzyk; Janet Shetterly; Bill Yoffie; Marilyn Shaikewitz; Pat Kelley; Larry Sachse; Denise O'Mara; Steven Bailey; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; and Melissa Vollmer, Recording Secretary. Roger Stewart, Building Commissioner, and Gary Westhoff were absent.

MINUTES:

A motion was made by Mr. Kelley and seconded by Ms. Shetterly to approve the minutes of the July 1, 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 August 27th Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Koexist Creations, LLC (clothing and jewelry): J. Gerardo Padron, 1128 Athena Way.

Mr. Winslow made a motion and Ms. Shetterly seconded to move this item to the end of the agenda, as the applicant was not in attendance. The motion carried unanimously.

- b. DiAnn's, LLC (embroidery/sewing/quilting): Diana Kamm, 220 Northern Pines Court.

Ms. Diana Kamm presented this to the Commission for approval. Mr. Yoffie made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

1. All equipment and supplies must be stored inside the residence.
2. All customers must park in the driveway.

The motion carried unanimously.

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c. Learning Love & Laughter Childcare (childcare): Pamela Morelli, 1209 E. Windfall Ridge Court.

Ms. Pamela Morelli presented this to the Commission for approval. Chairman McNames opened the public comments and asked if anyone in the audience that would like to speak on this application to please come forward. Mr. Chris Tennill, 1206 E. Windfall Ridge Court spoke in favor this home based business. Mr. Winslow made a motion and Mr. Yoffie seconded to approve this application with the following contingencies:

1. A maximum of four (4) children, in addition to those related to the operator, may be cared for at any time during the twenty-four hour day.
2. All clients must park in the driveway for drop off/pick up.

The motion carried unanimously.

d. Daycare (daycare): Kirsten Fults, 529 Kimberly Lane.

Ms. Kirsten Fults presented this to the Commission for approval. Mr. Kelley made a motion and Alderman Bateman seconded to approve this application with the following contingencies:

1. A maximum of four (4) children, in addition to those related to the operator, may be cared for at any time during the twenty-four hour day.
2. All clients must park in the driveway for drop off/pick up.
3. Provide a business name.

The motion carried unanimously.

e. Seektek Mechanical Contracting, LLC (HVAC): George and Donna Sieker, 412 Scenic Drive.

Ms. Donna Sieker presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Winslow seconded to approve this application with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. Business vehicle must be parked in the garage or driveway.

The motion carried unanimously.

2. Other:

a. The Vanguard at Cave Springs: South side of North Cloverleaf Drive and north side of South Cloverleaf Drive, at Leonard Drive – PUD Amendment.

Mr. John Fudenberg presented this to the Commission for approval. Mr. Fudenberg explained that the Vanguard at Cave Springs was originally approved in 2013 for 120 multiple family units. The project would include five buildings and would be accessed from North Cloverleaf Drive. The project did not move forward after initial approval, largely due to negotiations with the adjacent property owner related to access and parking easements. Mr. Fudenberg is aware of these issues and is working to address them; therefore, he is requesting an extension of the requirement that construction begin within two years of the date of the PUD agreement. Mr. Winslow made a motion and Ms. Shetterly seconded to recommend approval of this PUD amendment to the Board of Aldermen. The motion carried unanimously.

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- b. Lot Split Boone's Trace Creating Lot 11A and 11B: East side of Della Drive, south of Burning Leaf Drive.

Ms. Diane Waldrop, owner, presented this to the Commission for approval. Mr. Waldrop explained that Lot 11 contains an existing attached single-family house constructed in 1989. At that time some properties of this sort were platted as two lots and others were platted as one lot. The current property owners would like to create a plat that shows the two lots. Therefore, the proposed lot split will subdivide the existing attached single-family home and lot into two lots being lot 11A containing 3, 691 square feet and lot 11B containing 5,659 square feet. Mr. Snarzyk made a motion and Ms. Shetterly seconded to approve this lot split with the following contingencies:

1. Update note 7 to read 342 Della Drive.
2. Add Liane Sargent, P.E., to the engineer signature block.
3. Add Patricia E. Smith to the City Clerk signature block.
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.

- c. Country Club Carwash & Mobil on the Run: North side of Mexico Road, west side of Jungermann Road – architectural modification.

Mr. Kevin Kamp, Civil & Environmental Consultants, presented this to the Commission for approval. Mr. Kamp explained that the planned car wash and service station was approved in April, 2015. The project was originally planned to 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. Since the approval, the applicant has been working through the detailed engineering plans and has recently indicated that the detailing building will be a canopy instead of an enclosed building. The proposed drive through canopy, which will cover the vacuum area, is consistent with the original design and appropriate for the site. As an alternative to the detailing building, it will give the site a more open appearance. Mr. Winslow made a motion and Ms. Shetterly seconded to approve this amended building elevation. The motion carried unanimously.

3. Public Hearings:

- a. Petition 15-11 – Amco Ranger, LLC c/o Andrew V. Mannino, Sr.: A request for a Special Use Permit in the C-2 Community Commercial District for a residential use and commercial use within the same structure on a 0.55 +/- acre parcel. The subject site is located on the south side of Old Highway 94, west of Dingedine Road, also known as 4106 Old Highway 94.

Mr. Andrew Mannino, owner, presented this to the Commission for approval. Mr. Mannino explained that the subject site is developed with a single building that was annexed into the City some time ago. At that time it was zoned C-2 Community Commercial District but was used as a combined business and residence. The user was Amco Ranger, a pest control company. Amco Ranger grew to a size that could not be accommodated at the site and moved to another location. Prior to the business moving the operator moved their residence from the site. Since that time the building has been used by various commercial uses and occasional residential uses. The combined use of the property has been sporadic and had ceased for more than a year prior to the current tenant. Therefore, the combined

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commercial/residential use is no longer a legal non-conforming use. Mr. Mannino explained that currently there is a personal training business being operated from the premises; the operator is also living at the residence. Noting that the non-conforming status of this combined use is no longer in place, Mr. Mannino is requesting a special use permit to allow the residential component to continue. Chairman McNames opened the public hearing at 7:10 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Donna Beers, 229 Cedar Grove Drive spoke in opposition to this petition citing concerns with loud commercial activity taking place outside the rear of the building. Ms. Beers also presented a petition in opposition signed by residents of the Cedar Grove Condominium complex. Ms. Fran Darragh, 233 Cedar Grove Drive, spoke in opposition of this petition citing concerns with the noise created by this commercial business. Chairman McNames noted that the Commission received two e-mails in opposition to this petition from Gerard D'Aveta, 217 Cedar Grove Drive, and Cheryl Smithson. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:28 p.m. Ms. Powers explained that if it was the Commission's pleasure, Exhibit B of the Special Use Permit could be amended to LIMIT outdoor activity to only the northeast portion of the parking lot. It was also noted that the site is zoned commercial and the special use is to allow the residential component –the noise associated with the commercial use will be addressed as it would with any commercial business. There was general discussion among the Commission and Staff regarding the noise ordinance and enforcement. Mr. Mannino indicated he would like the opportunity to speak to his tenant about the issues raised during the public hearing. Mr. Winslow made a motion and Mr. Yoffie seconded to amend Exhibit B as presented by Ms. Powers. Mr. Winslow made a motion and Mr. Yoffie seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously. Mr. Winslow made a motion and Mr. Yoffie seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- b. Street Vacation – portion of Queens Court Place: South of Elizabeth Drive, terminus of Queens Court Place.

Mr. Ken Braunfeld presented this to the Commission for approval. Mr. Braunfeld explained that Queens Court Place is an existing north/south residential street within the Queensbrooke development area. Located north of Queensbrooke Boulevard, Queens Court Place extends into Queensbrooke Subdivision. South of Queensbrooke Boulevard, the road extends into Queensbrooke Village. As part of the original development plan the plat extended the Queens Court Place right-of-way approximately 134 feet south of Elizabeth Drive. In September 2014 the PUD Agreement and Site Plan were amended to allow the replacement of the originally approved mixed use buildings with additional multiple-family buildings. The development will be used for senior housing. The developer has requested the right-of-way vacation since the current development plan reconfigures the buildings, roads and driveways in this area such that this remaining right-of-way would interfere with the development of the new project. Mr. Snarzyk made a motion and Mr. Bailey seconded to recommend approval of this street vacation to the Board of Aldermen. The motion carried unanimously.

4. **Site Plans:**

- a. Seyer Industries: Terminus of Patmos Drive – building addition.

Mr. Ken Bakalar, Confluence Design Group, presented this to the Commission for approval. Mr. Bakalar explained that Seyer Industries is proposing a 6,300 square foot addition to the existing 85,000 square foot manufacturing, warehouse, and office building. The project will be completed in two phases which will include the use of a temporary building and removal of an existing unpermitted temporary fabric

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structure extending from the south side of the building. Mr. Bakalar noted that they are requesting up to three years for completion of phase two. Phase one will include the construction of a new concrete slab for the future building addition. A sandblaster will be installed on the slab in its permanent location, which will be temporarily housed by a new pre-engineered metal building to match the existing building. With Phase one, the existing fabric structure on the south side of the building is proposed to remain until Phase two is underway. Phase two will include the removal of the fabric structure on the south side of the building and the relocation of the pre-engineered metal building housing the sandblaster to that location. A new full building addition will be constructed on the east side of the building. A six foot variance of the fifteen foot rear yard setback will be needed for the proposed addition. Mr. Snarzyk made a motion and Mr. Yoffie seconded to approve this site plan with the following contingencies:

1. Obtain a variance for the proposed building encroachment.
2. Coordinate the wording used in the construction phasing note with the Planning Department.
3. Revise the title to read building addition.
4. Coordinate the final landscape plan with the Planning Department.
5. Show the chain link fence to be vinyl coated.

The motion carried unanimously.

1. Home Occupations (continued):

- a. Koexist Creations, LLC (clothing and jewelry): J. Gerardo Padron, 1128 Athena Way.

The applicant was not present. Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the September Planning and Zoning Commission meeting. The motion carried unanimously.

A motion was made by Mr. Bailey and seconded by Alderman Bateman to adjourn the meeting at 7:55 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission