



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF FEBRUARY 4, 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; Cindy Carpenter; Gary Westhoff; Janet Shetterly; Bill Yoffie; Steve Snarzyk; Pat Kelley; Larry Sachse; Marilyn Shaikewitz; 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. Bill Rupp and Steven Bailey were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the January 7, 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 and welcomed Steve Snarzyk as an alternate on the Commission. Ms. Powers noted that the items agenda requiring Board of Alderman action would be on the February 26th Board of Alderman meeting. Ms. Powers also noted that there would be an APA Regional Planning Commissioners workshop at the end of March and would forward information in the coming weeks.

NEW BUSINESS:

1. Record Plats:

- a. Resubdivision of Spencer Creek Shopping Center: West side of Jungermann Road, south of Sutters Mill Road.

Mr. Rick Rohlfing, BFA, presented this to the Commission for approval. Mr. Rohlfing explained that this plat will subdivide the existing shopping center and parking lot into two lots. Lot 1 will include the proposed grocery store and contain 4.73 acres. Lot 2 will include the existing shopping center and contain 1.11 acres. The site contains several cross-access easements connecting the various Spencer Creek commercial lots together. Chairman McNames opened the meeting for public comments and Ms. Susie Whitlock, Chairman of the neighborhood watch program for Spencer Creek, spoke in opposition to the proposed grocery store. Seeing no one else present to comment on this Record Plat, Chairman McNames closed the public comments. Mr. Kelley made a motion and Mr. Westhoff seconded to recommend approval of this Record Plat to the Board of Aldermen with the following contingencies:

1. Extend the cross-access easement in front of the existing retail center east to the Western Tire lot and through the parking lot on the west side of the existing retail shopping center.

Planning and Zoning Commission Meeting Minutes

February 4, 2015

2. Coordinate the final location, type, and script of the private and public utility easements and the cross-access easement with the Planning Department and Engineering Department.
3. Remove the zoning and setback information from the plat.
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.

- b. McKelvey Marketplace: West side of Mid Rivers Mall Drive, at St. Peters Howell Road.

Mr. Terry Haynes, SMC Consulting Engineers, P.C., presented this to the Commission for approval. Mr. Haynes explained that this plat is the first for McKelvey Marketplace. It will establish lots for the grocery store and convenience store/fuel station planned as the first phase of this development. It also establishes the ingress and egress easement and perimeter easements in addition to Lot 3, the remainder are for future development. Mr. Westhoff made a motion and Mr. Kelley seconded to recommend approval of this Record Plat to the Board of Aldermen with the following contingencies:

1. Include easement language for the perimeter easements and cross access easement on the plat.
2. Provide a perimeter easement around Lot 3.
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.

2. **Site Plans:**

- a. Barnes-Jewish St. Peters Siteman Cancer Center Expansion: North side of Mexico Road, east of BJC St. Peters Drive.

Mr. Brian Wheeler, Core10 Architecture, presented this to the Commission for approval. Mr. Wheeler explained that the proposed project will expand the existing 42,717 square foot Siteman Cancer Center on the Barnes-Jewish St. Peters Hospital campus by an additional 15,640 square feet. Mr. Haynes noted that the building addition will also include the expansion of the parking lot to the northwest. During construction a temporary structure or trailer will be placed in the horseshoe area next to the existing building's footprint. In addition, the existing landscaping on the site will remain in place and additional landscaping will be added within the new parking lot. The proposed addition will contain the same architectural features as the existing building including the brick color, large glass windows, and decorative trim materials. Mr. Winslow made a motion and Mr. Westhoff seconded to approve this site plan with no contingencies. The motion carried unanimously.

- b. Village Mall: East side of Mid Rivers Mall Drive, south of McMenemy Road.

Mr. Doug Tieman, Pickett Ray and Silver, and Mr. Rick Clawson, ACI Boland Architects, presented this to the Commission for approval. Mr. Tieman explained that Village Mall is an existing development located on the east side of Mid Rivers Mall Drive, south of McMenemy Road. It was built in 1985 and includes a 17,250 square foot strip center which is partially filled. This amended plan shows the removal of part of the building – approximately 4,000 square feet – and the construction of a new 3,000 square foot freestanding building. The new building will be in the southwest corner of the site near Mid Rivers Mall Drive. Parking will be along the front of the new building and along the side of the building. The southern entrance to the center has been shifted slightly to the

Planning and Zoning Commission Meeting Minutes

February 4, 2015

north. Mr. Clawson explained that the design of the new building is attractive and will correspond to an upgrade to the modified existing building. It includes the addition of stone entrance features and wall treatment, awnings and some EFIS; the stone and other modifications to the center are very attractive and a substantial upgrade to the center. Mr. Yoffie made a motion and Mr. Winslow seconded to approve this site plan with the following contingencies:

1. Submit a record plat to subdivide the site which addresses cross access between the lots and adequate sidewalk easement.
2. Show the existing entrances on Mid Rivers Mall Drive opposite the new entrance and verify that the new entrance aligns with the existing entrances.
3. Coordinate the final architectural design with the Planning Department.

The motion carried unanimously.

c. McKelvey Marketplace Grocery Store: West side of Mid Rivers Mall Drive, at St. Peters Howell Road.

Mr. Terry Haynes, SMC Consulting Engineers, P.C., Mr. Chris Evertz, SGA Design Group and Mr. Pat Peery, Cross4 Retail Development, presented this to the Commission for approval. Mr. Haynes explained that the proposed development is located on the west side of Mid Rivers Mall Drive south of Willott Road and directly west of the intersection of St. Peters Howell Road and Mid Rivers Mall Drive. The proposed grocery store and fuel station are part of a larger twenty-three acre tract that is zoned C-2 Community Commercial District. The grocery and fuel station will sit on two of the outlots at the front of the site. The grocery store will be 41,921 square feet in area and the fuel center will include a 680 square foot convenience store. Access to the fuel center and the grocery store will be via a curb cut from the main entrance drive to the center which is at Mid Rivers Mall Drive and St. Peters Howell Road. The signal at this intersection will be modified to include the new development entrance. The grocery store will also have an entrance limited to right in/right out access and a rear access drive which will allow trucks to enter the site at the light, circle around the building to the loading dock area, and then exit onto Mid Rivers Mall Drive. The plan shows the retention of many trees on the grocery site including a large group of trees at the northeast corner of the site; these, along with newly planted trees along Mid Rivers Mall Drive, will help buffer the view of the loading dock behind the building. The tree buffer along the residential properties has also been enhanced with flowering trees and pine trees which will be six to seven feet tall at installation. Mr. Evertz noted that the design of the building includes a mix of masonry products on all four sides including a brick wainscot on three of the facades. The front façade includes some EFIS above the entrance. A cornice has been added along the top of the building along with pilasters at key locations. Chairman McNames opened the meeting for public comments and asked anyone present that wished to speak on this site plan to come forward. Ms. Patty Ernst, 32 S. Hillview Drive, spoke in opposition to this site plan citing issues with the proximity to residential properties and indicated she would like to see a noise buffer between the development and the residential properties. Mr. Mike Hurlbert, 96 N. Hillview Drive wanted to make it known to the Commission that in the past, access to the Savannah subdivision was planned through this property and that he would still like to see that happen. Mr. Rob Langro, 24 S. Hillview Drive, spoke in opposition to this plan and would like to see a sound/light barrier erected between the store and the residences. Alderman Hollingsworth, 641 Country Squire Circle, raised concerns from the neighbors to this property citing issues with a buffer between the commercial and residential properties. He would like to see a fence erected behind the proposed grocery store, as well as a fence between the future development and the Amherst subdivision. He also questioned where the water runoff would go from this development and would like to prohibit right turns on red out of the development at the St. Peters Howell Road intersection. Mr. Andrew Riney, 50 S. Hillview Drive, spoke in opposition to this plan and would like to see the developer put a privacy fence between the residences and the store and noted that he would be opposed to an access road connecting the Savannah subdivision to Mid Rivers Mall Drive. Mr. Dimitri Kaftantzis, 1670 Dardenne Ridge Drive, had questions related to the project regarding the square footage of the grocery store, if it will be open 24/7, the type of store this would be (general retail or strictly grocery) and also questioned whether

Planning and Zoning Commission Meeting Minutes

February 4, 2015

or not a traffic study was done. Mr. Glen Gettemeyer, 52 S. Hillview Drive, spoke in opposition to this plan citing concerns with water runoff and stated that he would like to see the speed limit on Mid Rivers Mall Drive decreased. Mr. Greg Robinson, 1635 Dardenne Ridge Drive, had a question as to whether or not the gas station was denied at last month's meeting. Mr. Rick Smotherman, 18 S. Hillview Drive, stated that the residents that back up to this development do not have the ability to provide buffers themselves due to the pipeline easement between the properties. He would also like to see a sound barrier erected and the prohibition of right turns on red out of the development at the intersection. Seeing no one else present to comment, Chairman McNames closed the public comments. Mr. Haynes addressed the comments made by the residents and noted that they would install a sight-proof vinyl fence within the north area of the property, along the north side of the driveway. Ms. Powers noted that a traffic study was done by EFK Moen, LLC and was available if anyone wanted to view it. There was general discussion among the Commission relating to the entrances/exits out of the development and whether or not they should restrict left turns out of the northern-most entrance it was determined that a "trucks only/no entrance" sign will be added. The Commission also agreed that they would like to see three exits lanes out of the development at the signaled intersection; one for right turns only, which would be restricted to right on red, one for through traffic on to St. Peters Howell Road and one for left turns only. Mr. Winslow made a motion and Mr. Westhoff seconded to add the following contingency: Work with staff to add a six-foot tall, sight-proof vinyl fence along the north side of the driveway. The motion carried unanimously. Mr. Winslow made a motion and Mr. Westhoff seconded to add the following contingency: Work with staff to add three exit lanes at the signaled intersection, one for right turns (which would be prohibited on red), one for through traffic onto St. Peters Howell Road, and one for left turns. The motion carried unanimously. Mr. Winslow made a motion and Mr. Westhoff seconded to add the following contingency: Work with staff on the location of the trees on the northeast boundary of the property so they don't interfere with the visibility of on-coming traffic. The motion carried unanimously. Mr. Winslow made a motion and Mr. Yoffie seconded to approve this site plan with the following contingencies:

1. Coordinate site engineering issues with the Engineering and Utility Departments including site access design, storm water management and water quality, and utility services.
2. Coordinate the final architectural design with the Planning Department.
3. Work with staff to add a six-foot tall, sight-proof vinyl fence along the north side of the driveway.
4. Work with staff to add three exit lanes at the signaled intersection, one for right turns (which would be prohibited on red), one for through traffic onto St. Peters Howell Road, and one for left turns.
5. Work with staff on the location of the trees on the northeast boundary of the property so they don't interfere with the visibility of on-coming traffic.

The motion carried unanimously.

d. Spencer Creek Shopping Center: West side of Jungermann Road, south of Sutters Mill Road.

Mr. Rick Rohlfig, BFA, presented this to the Commission for approval. Mr. Rohlfig explained that the project includes a new 41,291 square foot grocery store and the partial re-development of the existing Spencer Creek Shopping Center. The existing 16,100 square foot multi-tenant retail building will be reduced in size to 11,200 square feet by removing two retail spaces on the west side of the building. The existing parking lot will also be reconstructed and expanded to accommodate the development. The new store will be built in the vacant area at the west side of the site. Access is planned from an entrance on Sutters Mill Road and through a connection to the existing entrances on Jungermann Road. Mr. Rohlfig noted that special attention has been given to the west property line between the existing residential and the proposed commercial development. The commercial property is elevated above the residential properties by an old wooden retaining wall. The old wooden retaining wall and wood fence will be removed and replaced with a new solid interlocking block retaining wall along a portion of the west and south property line. A new six foot tall sight-proof vinyl fence will be installed on top of the retaining wall/slope. In addition, new trees will be planted to enhance the buffer. The existing parking lot light

Planning and Zoning Commission Meeting Minutes
February 4, 2015

standards and fixtures will be replaced with new modern downcast LED lights. The ATM will also be relocated on the property. The grocery store will be a full masonry building with a metal canopy entrance feature and decorative pilaster accent columns. Mr. Rohlfing noted that the existing shopping center will have two retail bays removed as part of the re-development. The outer wall of the existing shopping center retail building is brick and the proposed new wall will also be brick to match/compliment the remaining building. Mr. Rohlfing also noted that they are requesting a reduction in the number of required parking spaces to 4.0 per 1,000 square feet. Mr. Pat Peery, developer, noted that he held a neighborhood meeting for the residents behind the proposed development; however, only one resident attended the meeting. Chairman McNames opened the meeting for public comments and asked anyone present that wished to speak on this site plan to come forward. Ms. Ann Miller, 14 Mill Race Drive, spoke in opposition to this plan citing concerns with the increased truck traffic. Ms Ann Chojceki, 61 Lost Dutchman Drive, spoke in opposition to this plan citing concerns with the number of grocery stores in the area already. Ms. Susie Whitlock, 59 Pilot Hill Drive and Chairman of the Neighborhood Watch for Spencer Creek, spoke in opposition to this plan citing concerns with increased traffic and was concerned that she did not know about a neighborhood meeting that was held regarding this plan. Mr. Phil Grippi, 49 Show Boat Circle, spoke in opposition to this plan citing concerns with increased traffic and congestion at the light at Sutters Mill and Jungermann Roads, and noted that he did not think this was an ideal location for a grocery store. Seeing no one else present to comment, Chairman McNames closed the public comments. There was general discussion among the Commission regarding through traffic from Jungermann Road into the development and the need for stop signs at those locations. Chairman McNames made a motion and Ms. Shetterly seconded to modify contingency #2 to read as follows: Provide a "cross-traffic does not stop" sign for west bound traffic entering the site from Jungermann Road at all access points. The motion carried unanimously. Mr. Winslow made a motion and Mr. Westhoff seconded to add the following contingency: Reduce parking requirement to 4.0 spaces per 1,000 square feet of building space. The motion carried unanimously. Mr. Winslow made a motion and Mr. Sachse seconded to approve this site plan with the following contingencies:

1. Coordinate additional lighting for the existing shopping center including near the relocated ATM and modify the photometric plan to address the west property line.
2. Provide a "cross-traffic does not stop" sign for west bound traffic entering the site from Jungermann Road at all access points.
3. Revise the location of the cross-access easement to match the proposed record plat.
4. Note the zoning as Planned Urban Development (PUD).
5. Show doors on the masonry trash enclosure for the existing retail shopping center.
6. Reduce parking requirement to 4.0 spaces per 1,000 square feet of building space.

The motion carried unanimously.

A motion was made by Mr. Westhoff and seconded by Ms. Shetterly to adjourn the meeting at 9:03 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission