



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JUNE 1, 2016
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 silence was observed for the passing of Board of Adjustment Chairman, Dan Meyer.

PLEDGE OF ALLEGIANCE:

All in attendance said the Pledge of Allegiance.

ATTENDANCE:

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

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the May 4, 2016 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 June 23rd Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Dorothy Kotik – Alterations and Design (clothing alterations): Dorothy Kotik, 9 Last Chance Court.

Ms. Dorothy Kotik presented this to the Commission for approval. Chairman McNames noted that the Commission received an e-mail from Ms. Kotik's neighbor, Kenneth Mahon at 11 Last Chance Court. Mr. Mahon is in favor of this home occupation. Mr. Yoffie made a motion and Mr. Westhoff seconded to approve this application with the following contingency:

1. All customers must park in the driveway.

The motion carried unanimously.

2. Other:

A motion was made by Chairman McNames and seconded by Ms. Shetterly to postpone item 2.a. to the end of the agenda. The motion carried unanimously.

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A motion was made by Mr. Winslow and seconded by Mr. Westhoff to suspend the order of business and move Item 3.e. to the beginning of the Public Hearings. The motion carried unanimously.

3. Public Hearings:

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

Ms. Julie Powers presented this to the Commission for approval. Ms Powers noted that staff is recommending R-1 Single Family Residential District zoning for this property. Chairman McNames opened the public hearing at 6:40 p.m. and asked anyone wishing to speak on this annexation to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 6:40 p.m. Mr. Westhoff made a motion and Ms. O'Mara seconded to recommend approval of R-1 Single Family Residential District zoning to the Board of Aldermen. The motion carried unanimously.

- a. Petition 16-08 – Mid Rivers Investment Partners, LLC: A request for 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.

Mr. Jeff Pape and Ms. Fiona Haulter, GBT Realty Corporation, presented this to the Commission for approval. Mr. Pape explained that the proposed site is located on the east side of Mid Rivers Mall Drive, north of Interstate 70 and fronting on the I-70 Service Road North. The site has been developed with Kaplan Lumber for many years; the lumber business has not been active in recent years and the site has been used for a variety of smaller businesses, most recently ABC Roofing. The site is adjacent to a small tract zoned C-3 General Commercial District which is developed with Wm. Nobbe & Co., a John Deere tractor dealership which front on I-70 Service Road North. Mr. Pape noted that concurrent with the requested rezoning the site is planned for a large retail project which will include a shopping center, four outlots, and three outlying building pads. The overall project is proposed to include the area of the Kaplan and Nobbe tracts – approximately twenty-eight acres. As the Nobbe site is already zoned C-3 General Commercial District, this rezoning applies only to the Kaplan tract which is approximately twenty-five acres. Chairman McNames opened the public hearing at 6:48 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 6:48 p.m. Mr. Winslow made a motion and Mr. Yoffie seconded to recommend approval of C-3 General Commercial District zoning to the Board of Aldermen. The motion carried unanimously.

- 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 of Mid Rivers Mall Drive.

Mr. Jeff Pape and Ms. Fiona Haulter, GBT Realty Corporation, presented this to the Commission for approval. Ms. Haulter explained that the proposed project includes a large retail center and multiple pads and outlots and is proposed to include the area of the Kaplan tract – approximately 25 acres – and the Nobbe tract. The proposed firearm sales are likely to be a component of a sporting goods store within the center, although an individual firearms store would also be allowed. At the hearing, the special use permit request was amended to include only the Kaplan tract. Chairman McNames opened the public hearing at 6:51 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 6:51 p.m. Mr. Westhoff made a motion and Mr. Winslow 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 Ms. Shetterly seconded to recommend approval of

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this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- 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 of Mid Rivers Mall Drive.

Mr. Jeff Pape and Ms. Fiona Haulter, GBT Realty Corporation, presented this to the Commission for approval. Ms. Haulter explained that the proposed project includes a large retail center and multiple pads and outlots and is proposed to include the area of the Kaplan and Nobbe tracts. The proposed convenience store with gasoline or petroleum products would be developed on one of the outlots which will be part of the overall commercial development. At the hearing, the special use permit request was amended to include only the Kaplan tract. Chairman McNames opened the public hearing at 6:54 and asked anyone wishing to speak on this petition to please come forward. An unidentified man in the audience had a question related to the location of the convenience store/gas station on the site. Mr. Pape noted that the convenience store/gas station would likely be located on the western portion of the property. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:54 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 Ms. Shetterly seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- 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.

Mr. Jeff Pape and Ms. Fiona Halter, GBT Realty Corporation, presented this to the Commission for approval. Ms. Haulter explained that the proposed project includes a large retail center and multiple pads and outlots and is proposed to include the area of the Kaplan tract and the Nobbe tract. The proposed kennel would likely be a component of a pet store within the center. At the hearing, the special use permit request was amended to include only the Kaplan tract. Chairman McNames opened the public hearing at 6:56 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 6:56 p.m. Mr. Westhoff 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. Yoffie made a motion and Ms. O'Mara seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

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.

Ms. Fiona Haulter, GBT Realty Corporation, presented this to the Commission for approval. Ms. Haulter explained that the proposed site is planned for a large retail project which will include a shopping center, four outlots, and three outlying building pads. The proposed overall project is proposed to include the area of the Kaplan and Nobbe tracts – approximately twenty-eight acres. The preliminary plat provides a preliminary layout of the site which will include a large lot for the majority of the center (Lot 1), a smaller lot for a specific user (Lot 2), and four out parcels for future out lot users. The preliminary plat also indicates the future easement locations and right-of-way dedication on Mid Rivers Mall Drive. Mr. Winslow made a motion and Mr. Kelley seconded to approve this preliminary plat. The motion carried unanimously.

5. Site Plans:

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

Ms. Fiona Haulter, GBT Realty Corporation, and Mr. Justin Muller, Kimley Horn, presented this to the Commission for approval. Ms. Haulter explained that the site is planned for a large retail project which will include a shopping center, four outlots, and three outlying building pads. The overall project is proposed to include the area of the Kaplan and Nobbe tracts – approximately twenty-eight acres. The center is planned to include 243,454 square feet of retail space in addition to four out parcels and three development pads ranging in size from 5,000 to 6,000 square feet. Access will be via three curb cuts from I-70 Service Road North and one entrance from Mid Rivers Mall Drive; the latter will be limited to right-in and right/left-out. Mr. Westhoff made a motion and Ms. O’Mara seconded to approve this site plan with the following contingencies:

1. Finalize utility details with the Engineering and Utility Departments in conjunction with the engineering plan submittal.
2. Finalize road and access details with the Engineering and Street Departments in conjunction with the engineering plan submittal.
3. Obtain final approval of the landscape plan from the Parks Department.
4. Work with staff regarding any final building design issues.

The motion carried unanimously.

2. Other (continued):

- a. El Mezon: east side of Salt Lick Road, south of Interstate 70 – architectural modification.

Mr. Ramon Sarmiento, architect, presented this to the Commission for approval. Mr. Sarmiento explained that El Mezon is proposing a renovation of the building to enhance the Mexican theme of the restaurant. This will include covering the existing brick with stucco, adding Spanish tile to the front roof façade, installing a new wooden trellis over the patio, and adding a decorative parapet element to the front and side of the building. Mr. Winslow made a motion and Ms. O’Mara seconded to add the following contingency: Work with staff on the final architectural details of the building. The motion carried. Mr. Winslow made a motion and Mr. Westhoff seconded to approve this architectural modification with the added contingency. The motion carried unanimously.

A motion was made by Ms. Shetterly and seconded by Mr. Snarzyk to adjourn the meeting at 7:17 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission