



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JUNE 3, 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; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; and Melissa Vollmer, Recording Secretary. Alderman Judy Bateman and Roger Stewart, Building Commissioner, were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Ms. Shetterly to approve the minutes of the May 6, 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 June 25th Board of Alderman meeting.

Mr. Winslow made a motion and Mr. Kelley seconded to move item 2.a. to the end of the agenda. The motion carried unanimously.

NEW BUSINESS:

1. Home Occupations:

- a. J.C. Duke Construction (general contractor): Jason Schroeter, 1204 Quiet Woods Drive.

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

1. No outside storage of materials, equipment or trailer shall be permitted.
2. All equipment stored on or in the truck shall be screened from public view with an appropriate cover.
3. All employees must meet at customer locations; no employees shall meet at the home.
4. No cleaning of equipment shall be done at the residence.

The motion carried unanimously.

Planning and Zoning Commission Meeting Minutes
June 3, 2015

- b. Lebeau & Sons Custom Painting (residential painting): Gerald LeBeau, Jr., 1302 Fairview Glen Drive.

Mr. Gerald LeBeau 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. No outside storage of materials or equipment shall be permitted.
2. All equipment stored on or in any business vehicle shall be screened from public view with an appropriate cover.

The motion carried unanimously.

2. Public Hearings:

- b. Petition 15-10 – Courtney’s Corner: A request for a Special Use Permit in the C-3 General Commercial District to allow the sale of used merchandise on a 0.50 +/- acre parcel. The subject site is located on the west side of Venture Drive, north of Mexico Road. (1051 Venture Drive)

Mr. Steve Swyers, owner, presented this to the Commission for approval. Mr. Swyers explained that he and his wife want to open a consignment/resale shop in an existing office/retail building at the northwest corner of Venture Drive and Mexico Road. The building at 1051-1059 Venture Drive currently contains an office user, which will remain, and several vacant tenant spaces. The Special Use Permit will allow the applicant to sell new and used home furnishings, decorative items such as candles, pictures, and other accessories with some consignment. Mr. Swyers noted that he will not be selling or reselling ammunitions, weapons or other accessories associated with firearms or weapons. He also will not be selling items that the City code defines as junk. As part of the Special Use Permit, Mr. Swyers will be prohibited from having any outdoor displays of merchandise. Chairman McNames opened the public hearing at 6:45 p.m. and asked anyone present that wished to speak on this petition to please come forward. Mr. Art Raymo, 6 Cave Springs Court, was concerned with the number of resale/consignment stores already in the area. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:50 p.m. Mr. Winslow made a motion and Mr. Westhoff seconded to adopt staff's Findings of Fact as the Commissions Findings of Fact. The motion carried unanimously. Mr. Kelley made a motion and Mr. Westhoff seconded to recommend approval to the Board of Aldermen. The motion carried unanimously.

3. Record Plats:

- a. Queensbrooke Village Plat 3: West of Harvester Road, east of St. James Court, and south of Elizabeth Drive.

Mr. Cliff Heitmann, Bax Engineering, presented this to the Commission for approval. Mr. Heitmann explained that the subject plat establishes two lots within the Queensbrooke subdivision. Lots 1A and 1B will be used for the development of senior apartments as approved in 2014. Mr. Winslow made a motion and Mr. Kelley seconded to recommend approval to the Board of Aldermen with the following contingencies:

1. Verify that all necessary utility easements are established for all improvements that will be dedicated to the City.
2. Include a ten foot general utility easement along the perimeter of the site in any locations where a standard easement does not exist.
3. Items to be provided prior to recording:

Planning and Zoning Commission Meeting Minutes
June 3, 2015

- 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. Public Hearings (continued):

- a. Petition 15-09 – St. Peters Towne Center, LLC: Q request for an amended Commercial Planned District (CPD) for a 4.3+/- acre parcel to allow a tavern/bar and a liquor store. The subject site is

Mr. Douglas Whitlock, Attorney, Mr. Ankit Patel, owner of St. Peters Towne Center, and Mr. Robert Padzoria, owner of Good Tymes Pub, presented this to the Commission for approval. Mr. Whitlock explained that the subject site is a shopping center with tenants that include Dollar Tree, Subway, Erio's Italian Restaurant, a Crossfit studio, and other small users. A former Walgreens building was redeveloped several years ago as a Brewer's True Value Hardware store. The center was constructed in 1988 and was zoned C-2 Commercial District at that time; it was rezoned in 2007 to a Commercial Planned District to allow a resale shop, a child care center, and a liquor store; a billiards facility with a bar/tavern were also proposed at that time. Mr. Patel noted that the bar and liquor store, at this time, is proposed to occupy the tenant space next to Erio's Restaurant. He indicated that the owner of Erio's, Mr. Pulizzi, would like to see the bar and liquor store moved to another location within the center. Mr. Patel noted that they were willing to work with Mr. Pulizzi to satisfy everyone's needs. Mr. Padzoria explained that on a typical Friday evening, he has approximately 25 customers inside his bar; in addition, there is no live music. A question was raised as to whether or not Mr. Padzoria sold food at his bar and Mr. Padzoria indicated he served several small items including pretzels, pizza, chips, etc. Chairman McNames opened the public hearing at 7:15 p.m. and asked anyone present to comment to please come forward. Ms. Celeste Lovell, 2 Cherrywood Court, spoke in opposition to this petition; Mr. Dan Blincoe, 31 Oak Creek Drive, spoke in opposition to this petition; Ms. Lee Rohrer, 23 Sugar Leaf Drive, spoke in opposition to this petition; Ms. Dee Carrick, 21 Oak Creek Drive, spoke in opposition to this petition; Mr. Terry Clinkingbeard, 15 Oak Creek Drive, spoke in opposition to this petition; Mr. Ed Ternevs, 7 Fernridge Drive, spoke in opposition to this petition; Mr. Joe Melton, on behalf of Mr. Pete Pulizzi – owner of Erio's Restaurant, spoke in opposition to this petition; Ms. Cindy Gemignani, 2 Lemonwood Court, spoke in opposition to this petition. Chairman McNames noted that the Commission received one letter in favor of this petition from Tim and Helen O'Neal and letters in opposition to this petition from the following residents: Jeff and Shannon Roth, 8 Waterbury Court; Jean Gregory; Rich and Tina Anderson; Bob and Jane Zahner; Wayne and Berry Jarrell, 1 Waterbury Court; James and Donna Ardolino; Louis and Laura Wilson, 23 Oak Creek Drive; Mike and Karen Spaulding, 1040 Autumn Leaf Drive; and Michael and Linda Bouchard, 44 Oak Creek Drive. Issues raised by speakers included cut through pedestrian traffic, the impact on property values, the possible additional police stops, and societal concerns related to alcohol consumption and children. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:36 p.m. Mr. Whitlock, Mr. Patel and Mr. Padzoria addressed issues raised during the public hearing. Mr. Westhoff made a motion and Mr. Kelley seconded to have the owners of St. Peters Town Centre and Good Tymes Pub meet with the Aldermen and residents in the area to discuss any concerns and to postpone action on this petition until the July 1, 2015 Meeting. The motion carried unanimously.

Planning and Zoning Commission Meeting Minutes
June 3, 2015

A motion was made by Mr. Bailey and seconded by Ms. Shaikewitz to adjourn the meeting at 7:50 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission