



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MARCH 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; Michael Utter; 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. Bill Rupp, Marilyn Shaikewitz and Chris Winslow were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the February 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.

NEW BUSINESS:

1. Home Occupations:

- a. D&K Landscaping/Lawn care (landscaping & lawn care): Daniel McElvenney, 111 Stone Crest Lane.

Mr. Daniel McElvenney presented this to the Commission for approval. Alderman Barclay made a motion and Ms. Shetterly 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 business vehicle/trailer 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.

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- b. Wellness Mentoring (teaching self-health): Nancy Fulton, 8 Universal Drive.

Ms. Nancy Fulton presented this to the Commission for approval. 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.

- c. PC Buha Painting, LLC, d/b/a Fresh Coat Location 91377 (painting interior & exterior of homes): Petar Buha, 4836 Greenburg Drive.

Mr. Petar Buha presented this to the Commission for approval. Mr. Westhoff made a motion and Mr. Kelley 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 the business vehicle/trailer shall be screened from public view with an appropriate cover.

The motion carried unanimously.

2. Other:

- a. Hackmann Lumber Co.: South side of S. St. Peters Parkway, west of Jungs Station Road – 3030 S. St. Peters Parkway (Use Approval – outdoor plant display).

Mr. Cliff Morris, Hackmann Lumber, presented this to the Commission for approval. Mr. Morris explained that Hackmann Lumber is proposing the establishment of a temporary outdoor plant greenhouse and display; the greenhouse would protect the plants and would generally be located in front of the building next to the existing garden center. The greenhouse/plant area will operate between March 14th and July 15, 2015. Mr. Yoffie made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

1. The greenhouse shall be located as indicated in the use approval application.
2. Greenhouse design shall be as approved by the Planning Department.

The motion carried unanimously.

- b. Laszlo Corporation: East side of Mid Rivers Mall Drive, north of Dye Club Drive (Economic Development Center) – Amended Special Use Permit (SUP).

Mr. Les Suhayda, President of Laszlo Corporation, presented this to the Commission for approval. Mr. Suhayda explained that The Laszlo Corporation operates out of the Economic Development center on Mid Rivers Mall Drive. A special use permit was authorized in 2002 to allow the warehousing and sale of alcoholic beverages. At that time a wholesale wine dealer was approved. Clients include grocery stores and retail wine dealers along with several entertainment venues including Busch Stadium, various wineries, and Wehrenberg Theatres. Mr. Suhayda explained that they are requesting an amendment to the special use permit to allow retail sales to individuals who would pick up an order for their personal use customer would join the “club” online and then place an order for pick up. The business activity will be controlled through the registration process, so there will not be customers coming to the EDC unless they have an order; therefore, the new activity related to the business will be orderly. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this minor amendment to the Special Use Permit. The motion carried unanimously.

3. Public Hearings:

- a. Intent to establish zoning for newly annexed properties: Altman and Beutenmiller property, north of Salt River Road, east side of Highway C – 474 Highway C.

Owner	Description	Approximate Acreage	Recommended Zoning
Altman and Beutenmiller	474 Highway C	0.573	R-1 Single-Family Residential

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending R-1 Single-Family Residential zoning for this property on Highway C. Chairman McNames opened the public hearing at 6:52 p.m., seeing no one present to comment, Chairman McNames closed the public hearing at 6:52 p.m. Mr. Kelley made a motion and Mr. Bailey seconded to recommend approval to the Board of Aldermen. The motion carried unanimously.

4. Site Plans:

- a. 2000 Premier Parkway: South side of Premier Parkway, east of Executive Centre Parkway.

Mr. Ryan Hodges, Duke Realty, and Mr. Rick Clawson, ACI Boland Architects, presented this to the Commission for approval. Mr. Hodges explained that the proposed project will be the second development within Premier 370 and the first of this size. The proposed project includes a 500,000 square foot office/warehouse building on a 29.538 acre parcel of ground. Access to Premier Parkway will be from two curb cuts located at each end of the development. Office access is planned at the two front corners of the building. Vehicle parking is located on the east and west side of the building totaling 250 spaces with the ability to double as needed. The building will have approximately 25 truck docks on the north side of the building and 25 truck docks on the south side of the building. Parking for an additional 50 semi-trailers will be constructed along the south property line with the provision of 24 additional spaces. An additional 74 potential semi-trailer parking spaces are show on the north side of the property, but will not be installed unless needed by a specific tenant. The site will employ a number of different water quality features including native vegetative swales and bio-retention areas. The overall design of the building is tilt-up concrete construction and is attractive and consistent with other large scale modern office/warehouse developments. Mr. Westhoff made a motion and Alderman Barclay seconded to approve this site plan with the following contingency:

1. Coordinate the final landscape plan with the Planning Department and obtain compliance with Chapter 535 Tree and Landscape Requirements.

The motion carried unanimously.

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- b. Ultimate Defense Firing Range & Training Facility Parking Addition: North side of Brown Road, east of Highway 79.

Mr. J.R. Smith, Musler Engineering, presented this to the Commission for approval. Mr. Smith explained that the proposed plan will provide an additional parking area for the facility. It will provide fifty-nine new parking spaces accessed via a new curb cut from Brown Road. The parking lots will be connected and a cross access easement established to link the two lots. The current site will continue the landscape treatment along the Brown Road frontage at the south side of the property. Mr. Kelley made a motion and Mr. Westhoff seconded to approve this site plan with the following contingencies:

1. Coordinate with the Engineering Department and Utility Department regarding final storm water management, utilities services, and site engineering.
2. Provide landscape materials and quantity information; obtain compliance with Chapter 535 Tree and Landscape Requirements.
3. Provide a lighting plan with location and style of light standards.
4. Submit a copy of the recorded easement which establishes the cross access between the subject lot and the original shooting range property.

The motion carried unanimously.

A motion was made by Mr. Bailey and seconded by Ms. Shetterly to adjourn the meeting at 7:10 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission