



*Revised May 5, 2015 3:00 p.m.*

**AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
ST. PETERS JUSTICE CENTER  
1020 GRAND TETON DR., ST. PETERS, MO 63376  
MAY 6, 2015  
6:30 P.M.**

- A. CALL TO ORDER**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE**
- D. ATTENDANCE**
- E. MINUTES**
- F. COMMUNICATIONS AND REPORTS OF OFFICERS**

**G. NEW BUSINESS**

**1. HOME OCCUPATIONS:**

- a. Golden Rule Concrete Services, LLC (flat work construction): John Redwine III, 2 Whispering Ridge Court. (Ward 2)
- b. Shavetools.com (online retail): James Yarrow, 7340 Mexico Road. (Ward 1)
- c. Apex Pools (opening and closing pools): Tim Smith, 326 Spencer Place. (Ward 1)

**2. OTHER:**

- a. Lowery Carnival Co., Inc.: East side of Mid Rivers Mall Drive, south of Veterans Memorial Parkway – Mid Rivers Mall (Use Approval – temporary carnival). (Ward 1)
- b. Baalman's Produce: North side of Main Street, east side of Second Street - Co-op parking lot (use approval - temporary produce stand). (Ward 1)
- c. Ellington Place: North of Ellington Oaks Dr., west of Shady Springs Dr. – PUD Amendment. (Ward 3)
- d. Brewer's True Value Hardware: East side of Jungermann Road, south of Willott Road – St. Peters Towne Center (use approval - temporary plant sales). (Ward 3)

**3. PUBLIC HEARINGS:**

- a. Petition 15-07 – Rush Truck Centers of Missouri, Inc.: A request for a change of zoning from the I-1 Light Industrial District to the C-3 General Commercial District for a 4.2 acre +/- tract. The subject site is located south of Veterans Memorial Parkway on the east side of Industrial Park Place West. (Ward 1)

**3. PUBLIC HEARINGS (continued):**

- b. Petition 15-08 – Rush Truck Centers of Missouri, Inc.: A request for a special use permit (SUP) in the C-3 General Commercial District for a 9.3 acre +/- tract to allow a new motor vehicle franchise dealer, including sales of new and used vehicles and vehicle maintenance. The subject site is located on the south side of Veterans Memorial Parkway and the east side of Industrial Park Place West. (Ward 1)
- c. Intent to establish zoning for newly annexed properties: Sammelman property, south side of Mexico Road, east of Harris Drive – 7755 Mexico Road. (Ward 1)
- d. Intent to establish zoning for newly annexed properties: Garvert property, east of Oak Tree Street, north side of West Drive – 4110 West Drive. (Ward 3)

**4. SITE PLANS:**

- a. Rush Truck Centers of Missouri: North south side of Veterans Memorial Parkway, east side of Industrial Park Place West. (Ward 1)