



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF JUNE 4, 2014  
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; Michael Utter; Larry Sachse; Bill Rupp; Gary Westhoff; Janet Shetterly; Chris Winslow; Steven Bailey; Pat Kelley; Marilyn Shaikewitz; Alderman Patrick 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 Yoffie was absent.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Mr. Westhoff to approve the minutes of the May 7, 2014 Planning and Zoning Commission meeting as presented. The motion carried unanimously.

**COMMUNICATIONS AND REPORTS OF OFFICERS:**

Chairman Keith McNames explained procedures for this evening's meeting. Ms. Powers noted that the items agenda requiring Board of Alderman action would be on the June 26th Board of Alderman meeting.

**NEW BUSINESS**

**1. Home Occupations:**

- a. STL Bounce House, LLC (bounce house rentals): Edwin Hogans, 3 Sylvia Lane.

Mr. Edwin Hodges presented this to the Commission for approval. Mr. Kelley made a motion and Mr. Bailey seconded to approve this application with the following contingencies:

1. All bounce houses and related products/equipment shall be stored in the garage.
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

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b. Action Medical Billing (medical billing and coding): Jenny Ayres, 27 Shagbark Court.

Ms. Ayres was not in attendance. Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the end of the agenda. The motion carried unanimously.

c. Direct Medical Billing (medical billing and coding): Anthony Lewis, 253 Bentwood Lane.

Mr. Anthony Lewis presented this to the Commission for approval. Mr. Winslow made a motion and Mr. Westhoff seconded to approve this application with no contingencies. The motion carried unanimously.

d. Say I Do Albums (internet design and sales): Jared Gaffney, 5097 Mount Ellen Court.

Mr. Jared Gaffney presented this to the Commission for approval. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this application with no contingencies. The motion carried unanimously.

e. Barkers Construction (construction): Jeff Barker, 7 Wood Court.

Mr. Jeff Barker presented this to the Commission for approval. Mr. Rupp 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. No construction materials shall be delivered to the home.
3. All equipment stored on or in the business vehicle/trailer shall be screened from public view with an appropriate cover.
4. All employees must meet at customer locations; no employees shall meet at the home.

The motion carried unanimously.

f. Wanderlust Connections (internet travel service): Linda Kritzer, 119 Mill Spring Lane.

Chairman McNames made a motion and Mr. Westhoff seconded to remove this item from the agenda at the request of the applicant. The motion carried unanimously.

g. Perfection Lawn and Landscaping, LLC (lawn and landscape): Brian Gustafson, 2123 Orchid Blossom Court.

Mr. Brian Gustafson 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.
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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h. Wanderlust Connections (internet travel service): Linda Kritzer, 1609 Fairwood Forest Drive.

Ms. Linda Kritzer presented this to the Commission for approval. Mr. Winslow made a motion and Ms. Shetterly seconded to approve this application with the following contingency:

1. All customers shall park in the driveway.

The motion carried unanimously.

**2. Public Hearings:**

a. Petition 14-05 – Thomas K. and Cheryl L. Street: A request for a special use permit in the C-3 General Commercial District to operate a therapeutic massage facility on an 11 +/- acre tract. The subject site is located on the west side of Mid Rivers Mall Drive, north of North St. Peters Parkway – Dierbergs Plaza 94.

Mr. and Mrs. Street presented this to the Commission for approval. Mr. Street explained that they are proposing a therapeutic massage establishment within an existing strip center in the Dierbergs Plaza 94 shopping center. The business will be located within one of the vacant tenant spaces in the existing multi-tenant building. Mr. Street noted that they would comply with all state and City licenses related to therapeutic massage. The only service offered will be therapeutic massage – no products will be sold and no other personal services such as hair care, makeup, etc., will be offered. Chairman McNames opened the public hearing at 7:04 p.m. and asked anyone present that wished to comment on this petition to please come forward. Mr. David Raymo, 117 Cedar Mill Drive, spoke in opposition to this petition noting issues with the proximity to residential areas and questioned whether or not this Special Use Permit would allow uses other than a massage establishment. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:07 p.m. Mr. Winslow made a motion and Mr. Bailey seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously. Mr. Kelley made a motion and Mr. Winslow seconded to recommend approval of this Petition to the Board of Aldermen subject to the Special Use Permit. The motion carried unanimously.

b. Petition 14-06 – Capital Land Services, Inc., d/b/a CLS Group: A request for a special use permit (SUP) in the I-1 Light Industrial District to install a monopole communications tower and compound on a 6.5 +/- acre parcel. The subject site is located on the south side of Veterans Memorial Parkway and west side of Industrial Park Place West – 3051 Industrial Park Place West.

Ms. Michelle Henderson, CLS Group, presented this to the Commission for approval. Ms. Henderson explained that CLS Group is proposing the addition of a communications tower on a portion of the Matteson Square Garden sports facility parking lot. The tower design would be a traditional monopole which would be one hundred feet tall. The related equipment at the base of the tower would be screened by a vinyl fence. The tower and related enclosure will be primarily in the grass area at the front of the site; approximately seven parking spaces will also be impacted. Chairman McNames opened the public hearing at 7:14 p.m. and asked anyone present that wished to comment on this petition to please come forward. Mr. Nilesh Lal, 27 Bay Hill Drive, spoke in opposition to this petition, citing concerns with the aesthetics of the tower and decreasing property values. Chairman McNames noted that the commission received a letter in opposition from Matt and Candace Schlueter, 37 Bay Hill Drive, and an e-mail in opposition from Suzanne McComb, 1379 Schoal Creek Drive. Seeing no one else present to

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comment, Chairman McNames closed the public hearing at 7:17 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 Mr. Rupp seconded to recommend approval to the Board of Aldermen subject to the Special Use Permit.

**3. Record Plats:**

- a. Resubdivision of Parcel 5 of Mid Rivers Mall: East side of Westfield Drive, west of Suemandy Drive.

Mr. Dan Ehlmann, Stock and Associates, presented this to the Commission for approval. Mr. Ehlmann explained that this plat will divide a large parcel on the east side of Mid Rivers Mall; one of the new parcels will be used for a new Planet Fitness building and parking. The plat includes a cross access easement between the new lots and all the necessary easements for utilities and sidewalk. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this plat to the Board of Aldermen with the following contingencies:

1. Provide appropriate seal and signature of the final mylar.
2. Provide verification that all taxes have been paid prior to recording.
3. Provide escrows or make public improvements, if any, prior to recording.
4. Provide a digital media copy of the plat per the City Code, Chapter 405, Section 405.592 (2) c.

The motion carried unanimously.

**4. Site Plans:**

- a. Planet Fitness: East side of Westfield Drive, west of Suemandy Drive.

Mr. Austin Hahn, Calichi Design Group, presented this to the Commission for approval. Mr. Hahn explained that a new Planet Fitness will be constructed on the east side of Mid Rivers Mall fronting on Suemandy Drive and Mid Rivers Mall Circle. The building will be 26,229 square feet in area with 174 parking spaces. Access will be via two curb cuts from Mid Rivers Mall Circle. The access drive on the inner circle will serve the adjacent parcel to the south when it is developed in the future. They have addressed the water quality and detention requirements. Mr. Hahn noted that the building design includes a combination of brick, stone and EFIS material. The design includes vertical elements and an attractive use of materials. Mr. Winslow made a motion and Mr. Rupp seconded to approve this site plan with the following contingencies:

1. Obtain the necessary variance for the building setback from Suemandy Drive.
2. Provide the details of the proposed trash enclosure.
3. Coordinate the final building design and details with staff.

The motion carried unanimously.

- b. Michaels' Flooring Waterhouse Addition: South side of Main Street, west of North Church Street.

Mr. Larry Walker, Bax Engineering, and Mr. Mike Baalman, Confluence Design Group, presented this to the Commission for approval. Mr. Walker explained that Michaels Flooring is an existing retail/warehouse showroom at the corner of Main Street and North Church Street in Old Town St. Peters. Michaels

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Flooring has operated from this 5,300 square foot location since 1997. Due to their success they are proposing a 10,000 +/- square foot expansion to the rear of the building that faces Park Street and North Church Street. The location of the addition currently contains an old metal garage and an old brick garage which are used for overflow storage. There is also a legal non-conforming gravel parking lot/loading area. The proposed plan will remove these old buildings and create a new defined truck dock. The new dock will allow carpet to be moved from the tractor trailer straight into the warehouse portion of the building without being visible to the street. Mr. Baalman noted that the design of the building includes a mix of Nova brick and vinyl siding with a slightly pitched roof. There was general discussion among the Commission members regarding the architecture of the building. Staff indicated that the elevations, as presented, had been greatly improved from the original submittal. Also, the need to balance economic development and aesthetic concerns was emphasized. There was concern regarding the type of brick; it was determined that a clay brick product would be used. Also, a pilaster will be added to ensure the façade has some interest. A brick that complements the original building will be used, and a lighter color may be used in the lower portion. Mr. Winslow made a motion and Chairman McNames seconded to approve this site plan. A roll call vote resulted in the following: Mr. Winslow, yes; Mr. Bailey, no; Mr. Kelley, no; Mr. Rupp, yes; Mr. Utter, no; Mr. Westhoff, no; Ms. Shetterly, yes; Alderman Barclay, no; Ms. Shaikewitz, no; Mr. Sachse, yes; Chairman McNames, yes. Seeing a 5 yes and 6 no vote, the motion failed. Mr. Bailey noted that he would like to see a clay product that matches the type of brick on the existing building along the east side of the proposed warehouse. The Commission discussed this with the applicant and the applicant agreed that this is something they would consider. Mr. Westhoff made a motion and Mr. Bailey seconded to approve this site plan with the following contingencies:

1. Provide a record plat to re-plat the property.
2. Coordinate the final landscape plan with the Planning Department.
3. Coordinate the final lighting plan and downcast fixture detail.
4. Coordinate the final architectural design of the building with the Planning Department.
5. Add a clay product to the east elevation of the building.

The motion carried unanimously.

**1. Home Occupations (continued):**

b. Action Medical Billing (medical billing and coding): Jenny Ayres, 27 Shagbark Court.

Ms. Ayres was not in attendance. Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the July 2<sup>nd</sup> Planning and Zoning Commission meeting. The motion carried unanimously.

A motion was made by Mr. Westhoff and seconded by Mr. Bailey to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 8:02 p.m.

Respectfully submitted:

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Melissa M. Vollmer, Recording Secretary

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Chairman Keith McNames  
Planning and Zoning Commission