



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MAY 4, 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 silent prayer was observed.

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; Steven Bailey; Marilyn Shaikewitz; Gary Westhoff; Larry Sachse; Pat Kelley; 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. Denise O'Mara was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Ms. Shetterly to approve the minutes of the April 6, 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. Chairman McNames welcomed Alderman Patrick Barclay as the Board liaison and thanked Alderman Judy Bateman for her service the previous year. Ms. Powers noted that the items on the agenda requiring Board of Alderman action would be on the May 26th Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Beyond Transportation, Inc. (transportation services): John Sykes III, 538 Selene Street.

Mr. John Sykes III presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Winslow seconded to approve this application with the following contingency:

1. Vehicle used in conjunction with the business must be parked in the driveway or garage; vehicle may not be parked in the street.

The motion carried unanimously.

- b. Anderson & Sons Contracting, LLC (general construction): Deon Anderson, 1012 Briley Street.

Mr. Deon Anderson presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this application with the following contingency:

1. No outside storage of materials or equipment shall be permitted.

The motion carried unanimously.

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2. Other:

- a. Cork & Barrel: south side of Mexico Road, west of South Church Street – 7337 Mexico Road – architectural modification.

Ms. Jill Ragan, owner, presented this to the Commission for approval. Ms. Ragan explained that she purchased the subject building, which is the former Hatfield and McCoy's restaurant, on Mexico Road. Ms. Ragan is proposing a new upscale restaurant called Cork and Barrel Chophouse. The old cedar siding will be replaced by a fresh new contemporary design which includes a stone front, new doors and windows and a new entrance feature. The side and rear of the building will include stone and Hardiboard cement type siding. Outside patios will also be created on both sides of the building. The landscaping will also be revitalized. Mr. Winslow made a motion and Mr. Bailey seconded to approve this architectural modification. The motion carried unanimously.

- b. Ed Napleton Honda: north side of I-70 North Service Road, east of Spencer Road – architectural modification.

Mr. Doug Tiemann, Pickett Ray & Silver, presented this to the Commission for approval. Mr. Tiemann explained that the proposed project will create a new façade for the existing Honda dealership on the I-70 North Service Road. The new façade will cover and enclose the existing outside metal canopy. The new exterior materials will include the trademark blue and silver Honda entrance feature and blue wave element. The remainder of the addition will include decorative alucobond style metal panels and EFIS. A granite tile wainscot will be installed around the bottom portion of the new addition. The existing block building will be painted to match. Mr. Yoffie made a motion and Ms. Shetterly seconded to approve this architectural modification. The motion carried unanimously.

- c. Campbell Montessori School: terminus of Shady Springs Lane, north of Ehlmann Road – amended PEU Agreement.

Ms. Sandy Johnson, Campbell Montessori School, presented this to the Commission for approval. Ms. Johnson explained that the current owners of the school are proposing utilization of the second, newer school building for an adult day care. The maximum number of adults would be thirty-two – this is the same as the number of students that were in the building. They would be dropped off in the morning and picked up later in the day, similar to students. Mr. Kelley made a motion and Mr. Westhoff seconded to approve this minor PEU Agreement to allow an adult and child day care facility. The motion carried unanimously.

3. Public Hearings:

- a. Petition 16-07 – 370 Speedway, LLC: A request for a special use permit in the SL Special St. Peters Lakeside 370 District to permit an outdoor entertainment facility including, but not limited to, a multi-purpose racetrack, karting facility and associated uses on a 36 +/- acre parcel. The property is located on the south side of Premier Parkway, east of Spencer Road.

Mr. Paul Irwin, 370 Speedway, LLC, presented this to the Commission for approval. Mr. Irwin explained that the proposed special use will allow him to operate an outdoor entertainment facility, including but not limited to a multi-purpose racetrack, karting facility and associated uses. The operation of the track will allow for multi-vehicle racing events or an individual's use of the track with their own equipment or rented

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equipment. One of the primary uses of the tract will be for karting. Karting can take many forms, from low speed amusement park go-karts to high performance league sanctioned races. Mr. Irwin noted he is proposing higher end performance karting and league competition events. Individuals will be able to use their own karts for racing, testing or practice. In addition, the general public will be able to rent karts for entertainment. The track will also be used for motorcycle racing, testing, or practice in the same manner as kart users. In addition, individuals will also be able to bring or rent cars, light trucks, or motorcycles for classes, performance driving, practice or testing on the racetrack. Another use of the track will be for training uses by emergency services personnel. The facility will include a main entrance building for track operations. Connected to or adjacent to this main building will be a series of race/event garages known as paddocks. This will be the primary staging area for events. The roof area above the garages will be used as a viewing area for the racetrack. Stadium seating may be added on top of these garages or to other areas around the track. The track will also include more traditional garage, outside vehicle storage and repair services. There will be garages used during events by race teams, garages rented for long term use and storage of race related vehicles, and garages for service. Mr. Irwin noted they would also like to host drone/model airplane training classes, practices and races. This would include obstacle courses with balloons, poles/flags, or other such barriers to maneuver through. Drones/airplanes would be limited to only the subject property and would be prohibited from being flown off site at any time. Most daily activities and standard race events will be accommodated by the proposed one-hundred vehicle parking lot. Mr. Irwin noted that he had a sound study done and this study examined the proposed racetrack noise as well as the background noise of the area including the adjacent highways. The acoustical report show that with the proper race equipment, which includes engine design and mufflers, the sound from the track can be contained below the maximum noise regulations of the City. Chairman McNames opened the public hearing at 7:05 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 7:05 p.m. Mr. Winslow made a motion and Mr. Yoffie seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously. Mr. Winslow made a motion and Mr. Westhoff seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

A motion was made by Alderman Barclay and seconded by Ms. Shetterly to adjourn the meeting at 7:06 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission