



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR, ST PETERS, MO 63376**  
**AUGUST 7, 2013**  
**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. Tax-to-go (tax preparation, audit & collection services); Donald Bilyeu, 121 St. James Court. (Ward 4)
    - b. UR Virtual Office (office work – clerical); Christina Fisher, 18 Country Hill Road. (Ward 1)
    - c. International Protective Services, Inc. (contract provider of security personnel); Ronald Gimbel, 14 Sylvia Lane. (Ward 2)
  
  - 2. OTHER**
    - a. Spirit Halloween: South side of Sue Mandy Drive, east of Mid Rivers Mall Drive – former JoAnn Fabrics – 190 Mid Rivers Center (use approval - temporary Halloween store). (Ward 1)
    - b. Spirit Halloween: South side of South St. Peters Parkway, east of Harvester Road – former Ace Hardware – 32 Harvester Square (use approval - temporary Halloween store). (Ward 1)
    - c. Play it Again Sports: South side of Suemandy Drive, east of Mid Rivers Mall Drive - 230-234 Mid Rivers Center (use approval – sale of new and used sports and fitness equipment). (Ward 1)
    - d. Townes at Belleau Creek: North side of Mexico Road, west of Belleau Creek Road – Planned Urban Development (PUD) amendment. (Ward 1)
    - e. Scott Savory: East side of Spencer Road, north of Mexico Road – Menard’s, 151 Spencer Road (use approval – temporary kettle corn sales). (Ward 1)
    - f. M&M Guns: South side of Main Street, east of Gatty Street – 16 Main Street – Special Use Permit amendment. (Ward 1)

g. Neptune Court: North side of Didion Drive, west of Mid Rivers Mall Drive (former Iffrig Road) - street name change. (Ward 1)

h. Ridge Drive: South of West Drive, west of Peach Street – street name change. (Ward 3)

**3. PUBLIC HEARINGS:**

a. Petition 13-11 – Swier Chiropractic, LLC: A request for a Special Use Permit in the R-1 Single Family Residential District to permit a single user professional office on a 0.3 acre parcel. The subject site is located on the south side of Grand Teton Drive, west of Mid Rivers Mall Drive – 129 Grand Teton Drive. (Ward 2)