



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**JULY 2, 2014**  
**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. Patches, Brushes, Jags and More, LLC (supply sales): William J. Williams, 3162 McClay Road. (Ward 4)
    - b. Chelsey Diane Photography (photography): Chelsey Barrett, 527 Aventura Way. (Ward 1)
    - c. Pak-N-Parties, LLC (online party supplies): Nina Walker, 202 Jody Drive. (Ward 2)
    - d. Command-Solutions, LLC (business consulting & training): Dennis Hohl, 59 McClay Trail Dr. (Ward 4)
    - e. 46 Romeo, LLC (video production): Michael Sandknop, 30 Brush Creek Court. (Ward 4)
    - f. PS2 Management, LLC (property management): Sherry Connell, 406 S. Church Street #618. (Ward 1)
  
  - 2. OTHER:**
    - a. Grandma's Kettle Korn, LLC: East side of Spencer Road, north of Mexico Road – 151 Spencer Road – Use Approval – temporary kettle corn sales. (Ward 1)
    - a. Street Vacation -Highway 94 corridor (Wal-Mart): South side of Rte 364, east of Jungermann Road. (Ward 4)
    - b. Street Vacation-Iffrig Road: West of Iffrig Road, north of Salt River Road. (Ward 1)

### **3. PUBLIC HEARINGS:**

- a. Petition 14-07 – Verizon Wireless: A request for an amended special use permit (SUP) in the I-1 Light Industrial District for a monopole communications tower and compound on a .06 acre tract. The subject site is located on the north side of North St. Peters Parkway, east of Kisker Road and west of Central School Road. (Ward 4)
- b. Petition 14-08 – DP Mid Rivers Realty, LLC: A request for an amendment of a Planned Urban Development District (PUD) to allow therapeutic massage on a 5.72+/- tract. The subject site is located on the south side of Suemandy, east side of Mid Rivers Mall Drive. (Ward 1)
- c. Petition 14-09 – Spruce, LLC: A request for an amended Planned Urban District for a 13.7 +/- acre parcel. The subject site is on the south side of Veterans Memorial Parkway, east of Belleau Creek Road. The proposed development will include single family residences. (Ward 1)
- d. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.

### **4. RECORD PLATS:**

- a. Villas at Arden Forest Plat Two: West side of Dingleline Road, south of Highway 94. (Ward 4)

### **5. SITE PLANS:**

- a. Emerald Cove: South side of Veterans Memorial Parkway, east of Belleau Creek Road. (Ward 1)