



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**NOVEMBER 4, 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. Delish Nutrish, LLC (healthy sauce/food): Diana Beckham, 605 Bond Street. (Ward 4)
- b. Three Rivers General Contracting (construction/remodeling): Tony Knichel, 4 Elmdale Court. (Ward 2)
- c. Dan's Tree Turned Creations (retail): Dan Padgett, 574 Prairie Home Drive. (Ward 2)
- d. Michele Anthony, MSW, LCSW (counseling): Michele Anthony, 28 Ellington Oaks Court. (Ward 3)
- e. MCC Cleaning & Restoration (air duct cleaning): Jessica McCracken, 8 Country Hill Rd. (Ward 1)

**2. PUBLIC HEARINGS:**

- a. Petition 15-14 - QuikTrip Corporation: A request for a special use permit in the C-2 Community Commercial District to permit a convenience store with gasoline pumps on a 2.5 +/- acre parcel. The property is located on the east side of Jungermann Road, north side of McClay Road. (Ward 4)
- b. Petition 15-15 - MERS/Missouri Goodwill Industries: A request for a special use permit for the sale of used merchandise in the C-3 General Commercial District on a 2.0 +/- acre parcel. The subject site is located on the west side of Harvester Road, south of Route 364 (Highway 94). (Ward 4)
- c. Petition 15-16 - New London Auto LLC: A request for a special use permit for the sale, barter, exchange or rental of new or used motor vehicles, tractors, semitrailers, trailers, snowmobiles or all-terrain vehicles, including trailer dealers in the I-2 Heavy Industrial District on a 2.0 +/- acre parcel. The subject site is located on the south side of Salt River Road, east of Highway 79 – 5590 Salt River Road. (Ward 1)

**3. SITE PLANS:**

- a. QuikTrip: east side of Jungermann Road, north side of McClay Road. (Ward 4)
- b. MERS/Goodwill: west side of Harvester Road, south of Route 364 (Highway 94). (Ward 4)
- c. Gateway Metro Credit Union (Lot 2 – Ashleigh Commercial): east side of Jungermann Road, north of Queensbrooke Blvd. (Ward 4)
- d. Rush Truck Centers of Missouri: south side of Veterans Memorial Parkway, east side of Industrial Park Place West. (Ward 1)