



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JUNE 5, 2013
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: Chairman Keith McNames; Gary Westhoff; Marilyn Shaikewitz; Bill Rupp; Janet Shetterly; Pat Kelley; Chris Winslow; Larry Sachse; Steven Bailey; Bill Yoffie; Alderman Judy Bateman; 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.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Rupp to approve the minutes of the May 1, 2013 Planning and Zoning Commission meeting as presented. All in favor, the motion carried.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Keith McNames explained procedures. Ms. Powers noted that the items requiring Board of Alderman action would be on the June 27th Board of Alderman Meeting.

Chairman McNames made a motion and Mr. Bailey seconded to suspend the order of business and move to item 1. (a) under New Business. All in favor, the motion carried.

NEW BUSINESS

1. Home Occupations:

- a. Brush with Nobility Miniatures, LLC (e-commerce retail store): Danielle Freeman, 37 Craig Martin Court.

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Ms. Danielle Freeman presented this to the Commission for approval. Mr. Kelley made a motion and Mr. Rupp seconded to approve this item with no contingencies. All in favor, the motion carried.

Chairman McNames made a motion and Mr. Westhoff seconded to suspend the order of business and move to item 2. (a) under New Business. All in favor, the motion carried.

2. Other:

- a. Baalman's Produce: North side of Main Street, east side of Second Street – Co-op parking lot (use approval – temporary produce stand).

Ms. Kristy Baalman presented this to the Commission for approval. Ms. Baalman explained that they are proposing a temporary, ongoing farmer's market that would operate between approximately July and October at the Farmer's Co-Op in Old Town. The market will include approximately 2-3 folding tables and 1-2 tents; several parking spaces would also be used for customers. Mr. Westhoff made a motion and Mr. Rupp seconded to approve this item with the following contingency:

1. Coordinate with the Planning Department regarding the location of the tent, parking, and any other structures related to the market.

All in favor, the motion carried.

OLD BUSINESS

1. Public Hearings:

- a. Petition 13-06 – St. Charles Tower, Inc.: A request for a special use permit in the C-1 Neighborhood Commercial District to permit a communication tower on a 1.03 +/- acre parcel. The property is on the east side of Jungermann Road, north of Willott Road (Anthony's Produce – 655 and 701 Jungermann Road).

Mr. Greg Yocom, St. Charles Tower, and Mr. Eric Martin, Attorney for St. Charles Tower, presented this to the Commission for approval. Mr. Martin explained that St. Charles Tower is proposing a stealth communications tower on Anthony's Produce site. The proposed project will include the installation of a new ninety foot tall stealth tower on the north side of the site. The tower location was shifted in response to concerns voiced at the May, 2013 Public Hearing regarding the tower proximity to an existing day care. The tower will be designed for a minimum of three telecommunication towers. The design of the tower would be a tree designed to camouflage the antennas within its branches. The pole will be painted brown to mimic a tree trunk. The associated equipment shelter will be screened with vinyl fencing to blend with the design of Anthony's Produce. Mr. Martin explained that St. Charles tower did explore the option of putting a tower at the nearby apartment complex; however, the tower at that location was not designed to provide the communication services for current data plans. Also, it could not be approved as communication towers in residential zoning districts must be located in conjunction with non-residential land uses, per City Code. Chairman McNames opened the public hearing at 6:50 p.m. and asked anyone present to comment on this item to please come forward Ms. Shirley Michael,

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1813 Oak Tree Street, spoke in opposition to this petition. Mr. Justin Killian, 1817 Oak Tree Street spoke in opposition to this petition. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:00 p.m. There was general discussion regarding the type of tower that can be approved for this location – a stealth or full-platform tower. Chairman McNames made a motion and Mr. Winslow seconded to approve a monopole tower with exterior antennas. All in favor, the motion carried. Ms. Powers noted that in the C-1 Zoning District, the only type of communication tower that is permitted is a stealth tower. Chairman McNames made a motion and Mr. Westhoff seconded to withdraw his previous motion. All in favor, the motion carried. There was general discussion among the Commission members in regards to the type of tree to be used on the stealth tower. Mr. Winslow made a motion and Mr. Yoffie seconded to approve an elm tree stealth communications tower. All in favor, the motion carried. Mr. Winslow made a motion and Mr. Yoffie seconded to recommend approval to the Board of Aldermen. All in favor, the motion carried.

NEW BUSINESS:

2. Other:

- b. Street Name Change: Queensbrooke Boulevard – South of McClay Road, east of Jungermann Road.

Mr. Ken Braunfeld presented this to the Commission for approval. Mr. Braunfeld explained that Queensbrooke Boulevard extends from Jungermann Road on the west to Harvester Road on the east. This road was platted using the names Queensbrooke Boulevard and Queens Brooke Boulevard. In 2000 The Queensbrooke subdivision was built and the plat contained three separate sheets and Queens was shown on one page and Brooke on another. In 2004 the plat for Queensbrooke Addition labeled the road as Queensbrooke Boulevard. Also in 2004 the plat for Queensbrooke Village labeled the road in two separate places as Queens Brooke Blvd. and Queensbrooke Blvd. During this time the road was commonly known as Queensbrooke Boulevard. In addition it is noted that one home uses Queensbrooke or Queens Brooke in their address, but they are working to change their address to a side street. Therefore, to continue to provide a consistent name for the subject section of roadway, the road name should be changed to Queensbrooke Boulevard. Mr. Rupp made a motion and Mr. Westhoff seconded to recommend approval to the Board of Aldermen. All in favor, the motion carried.

3. Public Hearings:

- a. Intent to establish zoning for newly annexed properties: Ray property, East side of Jungermann Road, south of Tieman Lane.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that years ago this property was thought to have been annexed into the City; however, upon further research it was discovered that only a portion of the road right-of-way was annexed. Staff is recommending that the zoning of this property remain residential. Chairman McNames opened the public hearing at 7:30 p.m.; seeing no one present to comment, Chairman McNames closed the public hearing at 7:30 p.m. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen. All in favor, the motion carried.

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- b. Petition 13-08 – Ryan Swier: A request for a Special Use Permit in the R-1 Single Family Residential District for a 0.2 acre parcel. The subject site is located on the north side of Southwood Drive, east of Mid Rivers Mall Drive – 26 Southwood Drive. Proposed Use: Single User Professional Office.

Chairman McNames noted that the petitioner has requested that their application be withdrawn from the agenda. Chairman McNames made a motion and Ms. Shetterly seconded to withdraw this item from the agenda. All in favor, the motion carried.

- c. Petition 13-09 – Covington Realty Partners: A request for a change of zoning from the C-3 General Commercial District to an R-3 Planned Urban Development (PUD) for a 5.98 +/- acre parcel. The subject site is located on the south side of North Cloverleaf Drive and north side of South Cloverleaf Drive, at Leonard Drive. Proposed Use: multiple-family units.

Mr. Doug Tieman, Pickett Ray and Silver and Mr. David Braswell, Covington Realty Partners, presented this to the Commission for approval. Mr. Tieman explained that Covington Realty Partners is proposing the development of a site on North and South Cloverleaf Drive. The applicant is proposing a multiple family development that will include 120 units in five, three-story buildings. The development will also include a clubhouse and swimming pool. A walking path throughout the development connects the buildings and recreational area. A white fence will provide a separation between the residential development and adjacent commercial buildings. Mr. Tieman noted that access to the development will be via several entrances - a main entrance across from Leonard Drive and access drives on the north and south sides of the tract. Mr. Tieman also explained that to make the development feasible, they received a variance from the Board of Adjustment at the May 2013 meeting to increase the density of the site to a total of 120 units; the permitted density would have been 84 units if the variance was not granted. In addition, at the May 2013 Board of Adjustment meeting, Covington Realty Partners received a variance to allow 20% of the units to be less than 850 square feet. There was general discussion among the Commission members in regards to the architectural treatment of the buildings. It was decided that the exposed ends of buildings 1, 2, 4 and 5 would be treated with brick to enhance the visual appeal of the buildings. Chairman McNames opened the public hearing at 7:35 p.m.; seeing no one present to comment, Chairman McNames closed the public hearing at 7:35 p.m. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen. All in favor, the motion carried.

4. Site Plans:

- a. Cloverleaf Parkway: South side of North Cloverleaf Drive and north side of South Cloverleaf Drive at Leonard Drive.

Mr. Doug Tieman, Pickett, Ray and Silver, and Mr. David Braswell, Covington Realty Partners, presented this to the Commission for approval. Mr. Tieman explained that the applicant is proposing a 120 unit multiple-family development on the property adjacent to Kokomo Joe's restaurant/fun center and a strip center with a restaurant and retail space. The development

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will include five, three-story buildings with a clubhouse and swimming pool. A walking path throughout the development connects the buildings and the recreational area. Alderman Bateman made a motion and Ms. Shetterly seconded to approve this item with the following contingencies:

1. Coordinate the final landscape plan with the Planning Department and obtain compliance with Chapter 535 Tree and Landscape requirements.
2. Coordinate the final storm water and utility layout with the Engineering Department and Utility Department.
3. Coordinate the final architecture of the clubhouse and garages with the Planning Department.

Alderman Bateman thanked Alex, a local Boy Scout, for attending the Planning and Zoning meeting to earn a merit badge.

Chairman McNames made a motion and Ms. Shetterly seconded to move the date of the July Planning and Zoning Commission meeting to July 10th instead of July 3rd. All in favor, the motion carried.

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 8:00.m. All in favor, the motion carried.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission