



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF MARCH 2, 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; Denise O'Mara; Janet Shetterly; Steven Bailey; Marilyn Shaikewitz; Larry Sachse; Pat Kelley; Alderman Judy Bateman; Liane Sargent, City Engineer; Julie Powers; Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Roger Stewart, Building Commissioner; and Melissa Vollmer, Recording Secretary. Gary Westhoff was absent.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Ms. Shetterly to approve the minutes of the February 3, 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. Ms. Powers noted that the items on the agenda requiring Board of Alderman action would be on the March 24th Board of Alderman Meeting Agenda. Ms. Powers also noted that she will be forwarding information on to the Commission members regarding an upcoming APA Training session.

**NEW BUSINESS:**

**1. Home Occupations:**

- a. Tarro Electric (electrical service): Robert Tarro, 350 Della Drive.

Mr. Robert Tarro presented this to the Commission for approval. Mr. Tarro noted that he would only be receiving mail related to the business at his home, all other portions of the business will take place on the job-site. Chairman McNames opened the public comments and asked anyone wishing to speak on this matter to please come forward. Ms. Susan Smith, 352 Della Drive, raised concerns related to increased traffic, equipment being stored at the home and signage that may be used to advertise the business. Seeing no one else present to comment, Chairman McNames closed the public comments. Mr. Tarro explained that there would be no equipment stored at his home and no customers would be coming to his home that would impact traffic. Ms. Powers noted that home occupations are not allowed signage, so this shouldn't be an issue. Mr. Winslow made a motion and Ms. O'Mara seconded to approve this home occupation with the following contingency:

1. Vehicles used in conjunction with the business must be parked in the garage or driveway.

The motion carried unanimously.

**2. Other:**

- a. Drury Inn: east side of Mid Rivers Mall Drive, south side of Veterans Memorial Parkway – architectural review.

Mr. Jared Barbee, Drury Development Co., presented this to the Commission for approval. Mr. Barbee explained that the Drury Inn was constructed on Mid Rivers Mall Drive in 1995. The hotel is nearly 65,000 square feet in area and is six stories in height. The owners are proposing a remodel of the hotel to bring it up to the appearance and standards of their newly constructed hotels. The design includes the addition of a stone base around the building and the front pillars, a new drive through canopy that is contemporary in style, new edging around the brick areas of the façade, and a new roofline. The revised roofline include removal of standing seam metal material and the pitch at the front of the building and replacing it with a more current, cornice style roofing. Mr. Yoffie made a motion and Ms. Shetterly seconded to approve this architectural modification. The motion carried unanimously.

**3. Public Hearings:**

- a. Petition 16-03 – The Golden Lab, LLC: A request for a special use permit in the I-1 Light Industrial District to permit a crematorium on a 3.24 +/- acre parcel. The property is located on the north side of I-70 North Service Road, east side of Shady Springs Lane. (4175 Shady Springs Lane)

Mr. Colby Hitchcock and Mr. Brad Vickers presented this to the Commission for approval. Mr. Hitchcock explained that the site is on the east side of Shady Springs Lane, north of I-70 North Service Road at 4175 Shady Springs Lane. The property was developed in 1999 as a State of Missouri vehicle emission testing facility. The facility remained open until 2007, after which the building was vacant. In December 2008 Golden Lab LLC, more commonly known as Baue Funeral Homes, purchased and rezoned the property from C-3 General Commercial District to I-1 Light Industrial District. At that time, the building was going to be used for a crematorium and to expand into pet burial services which would also require a special use permit. Although a special use for cremation was not pursued at that time, the building has been used as an accessory facility to Baue Funeral Home. At this time, The Golden Lab, LLC is requesting a special use permit to allow for the installation of a crematorium facility to be primarily used for preparation, embalming and cremation. There will be limited clients coming to the facility. The main Baue facility will continue to be used for viewings, services and other office activities. The site is fully developed and contains a masonry building with paved parking, lighting, storm water detention, and a substantial amount of mature landscaping. Chairman McNames opened the public hearing at 6:52 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 6:52 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 Ms. O'Mara seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- b. Petition 16-04 – The Sunshine Group, LLC: A request for a change of zoning from A-1 Agricultural District and I-1 Light Industrial District to I-2 Heavy Industrial District for a 70 +/- acre parcel. The subject site is located on the north and south sides of Salt River Road and east and west sides of Mid Rivers Mall Drive.

Planning and Zoning Commission Meeting Minutes  
March 2, 2016

Mr. Scott Martin, Hilliker Corporation, presented this to the Commission for approval. Mr. Martin explained that the subject site is located north of Interstate 70 along Mid Rivers Mall Drive and Salt River Road. The area is a mix of zoning and uses. To the west are single family residences in the A-1 Agricultural District and R-1 Single Family Residential District; most of these are on larger lots. To the north are single family lots and farmed area zoned A-1 Agricultural District. Beyond, to the west and north, this large lot pattern continues into St. Charles County. To the south are a mix of undeveloped and industrial lots in the I-1 Light Industrial District and I-2 Heavy Industrial District. The Sunshine Group is proposing the I-2 Heavy Industrial District for their lots. They have been marketing this area for some time and the availability of already zoned, "shovel ready" properties is limited. By zoning the property, development timeframes will be shorter which may facilitate the sale and eventual use of the properties. Chairman McNames opened the public hearing at 6:57 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 6:57 p.m. Mr. Kelley made a motion and Mr. Bailey seconded to recommend approval of this rezoning to the Board of Aldermen. The motion carried unanimously.

- c. Petition 16-05- Schneider Family Trust, et al: A request for a change of zoning from A-1 Agricultural District and I-1 Light Industrial District to I-2 Heavy Industrial District for a 22 +/- acre parcel. The subject site is located on the north side of Ecology Drive, east of Mid Rivers Mall Drive.

Mr. Scott Martin, Hilliker Corporation, presented this to the Commission for approval. Mr. Martin explained that the subject site is located north of Interstate 70 on Ecology Drive. The area is a mix of zoning and uses. To the southwest are industrial users in the I-1 Light Industrial District and I-2 Heavy Industrial District; to the west are single family residences in the A-1 Agricultural District and R-1 Single Family Residential District; most of these are on larger lots. To the north are undeveloped lots in the I-1 District and single family lots and farmed area zoned A-1 Agricultural District. Beyond, to the west and north, this large lot pattern continues into St. Charles County. To the south are a mix of undeveloped and industrial lots in the I-2 Heavy Industrial District. The Schneider Family Trust is proposing the I-2 Heavy Industrial District for their lots. They have been marketing this area for some time and the availability of already zoned, "shovel ready" properties is limited. By zoning the property, development timeframes will be shorter which may facilitate the sale and eventual use of the properties. Chairman McNames opened the public hearing at 6:58 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 6:58 p.m. Ms. O'Mara made a motion and Mr. Winslow seconded to recommend approval of this rezoning to the Board of Aldermen. The motion carried unanimously.

- d. Petition 16-06 – Castle Group Series II: A request for an amended 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. John Fudenberg, Castle Group Series II, and Mr. Doug Tiemann, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Fudenberg explained that the subject site development was originally approved in 2013 for 120 multiple-family units. The original project was approved with five buildings and would be accessed from North Cloverleaf Drive. The project did not move forward

after initial approval, largely due to negotiations with the adjacent property owner related to the access and parking easement. Mr. Fudenberg explained that with the history of prior failed projects on the site, he met with the adjacent property owner multiple times and made multiple changes resulting in the design being presented tonight. Accommodations were made for the access and parking easements. Mr. Fudenberg also noted that he personally reached out to twenty of the nearby neighbors to get their feelings on the project. Without exception, they were enthusiastic about bringing more people into the neighborhood and stimulating the economy. Mr. Doug Tiemann explained that the modifications to the plan include shifting the buildings to avoid impacting an existing cross parking/access agreement with the adjacent property owner and also to avoid crossing utility lines. The new plan includes a total of 132 units, twelve more than the original development. The units will be in four buildings. There is adequate parking for the units within the subject site. The development will also include a pool and clubhouse as originally planned for this project. The building height will be the same – three stories. The proposed amendments to the PUD agreement include the modified site plan and building elevations; the elevations have changed slightly with different windows and other minor details. Mr. Tiemann noted that there would be brick veneer added to the bottom portion of the ends of each building, including brick wrapping around the corners of the building. Chairman McNames opened the public hearing at 7:05 p.m. and asked anyone wishing to speak on this petition to please come forward. Mr. Gary Feder, Husch Blackwell, representing his client, Mr. Larry Jones, who is the adjacent property owner, raised concerns with the height of the buildings as well as the shared parking spaces and easement agreement, which has been in place since 1980. Mr. Feder noted that Mr. Jones is not opposed to this use; he is just concerned with how the commercial and multi-family uses will co-exist on the site with regards to the shared parking and would like to see the Commission postpone action on this item for 30 days to allow time for the property owners to reach an agreement regarding the parking. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:22 p.m. Mr. Fudenberg noted that he is willing to meet with Mr. Jones to work on the parking issue. Ms. Powers noted that she conducted a parking analysis of the site and noted that the proposed apartment site is over parked by twenty five spaces and that the commercial center is actually under parked. The shared parking is on the property of the proposed apartments. Mr. Winslow made a motion and Ms. Shetterly seconded to recommend approval of this PUD Amendment to the Board of Aldermen. The motion carried unanimously.

### **3. Site Plans:**

- a. Carleton: south side of North Cloverleaf Drive and north side of South Cloverleaf Drive, at Leonard Drive.

Mr. Doug Tiemann, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Tiemann explained that the site was originally approved in 2013 for 120 multiple family units. The original plan was approved with five buildings and would be accessed from North Cloverleaf Drive. The current revised plan and architectural elevations reflect the modified development which will be known as Carleton Apartments. The modifications to the plan include shifting the buildings to avoid impacting an existing cross parking/access agreement with the adjacent property owner and also to avoid crossing utility lines. The new plan includes a total of 132 units, twelve more than the original development. The units will be in four buildings. There is adequate parking for the units within the subject site. The development will also include a pool and clubhouse as originally planned for this project. The building height will remain the same – three stories. The building elevations have changed slightly with different windows and other minor details. Mr. Tiemann noted that there

Planning and Zoning Commission Meeting Minutes  
March 2, 2016

would be brick veneer added to the bottom portion of the ends of each building, including brick wrapping around the corners of the building. Chairman McNames made a motion and Mr. Kelley seconded to add the following contingency: Obtain necessary variance or modify plan. The motion carried unanimously. Mr. Winslow made a motion and Ms. O'Mara seconded to approve this site plan with the following contingencies:

1. Modify the notes to indicate the current zoning is R-3 PUD and to indicate the adjacent properties are zoned C-3 General Commercial District.
2. Provide details and finalize plans related to water quality and detention in conjunction with the Engineering site improvement plans.
3. Obtain final approval of the landscape plan.
4. Coordinate utility services with the Engineering Department s on the Engineering plans.
5. Obtain necessary variances or modify plan.

The motion carried unanimously.

A motion was made by Mr. Bailey and seconded by Ms. O'Mara to adjourn the meeting at 7:30 p.m. The motion carried unanimously.

Respectfully submitted:

---

Melissa M. Vollmer, Recording Secretary

---

Chairman Keith McNames  
Planning and Zoning Commission