



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF APRIL 3, 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; John Durajczyk; Marilyn Shaikewitz; Bill Rupp; Janet Shetterly; Larry Sachse; Steven Bailey; Pat Kelley; Bill Yoffie; Alderman Jerry Hollingsworth; 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. Chris Winslow was absent.

MINUTES:

A motion was made by Alderman Hollingsworth and seconded by Mr. Westhoff to approve the minutes of the March 6, 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 April 25, 2013 Board of Alderman Meeting. Ms. Powers also noted that the annual Planning Commissioners workshop would be coming up at the end of April.

Chairman McNames made a motion and Alderman Hollingsworth seconded to amend the order of the agenda to group items 3. (a) and 5. (b) together, and items 3. (b), 4. (a) and 5. (a) together. All in favor, the motion carried and the agenda was amended.

NEW BUSINESS

1. Home Occupations:

- a. Lester Trucking, Inc. (hauling): Trella Barrick, 461 Brown Road.

Ms. Trella Barrick presented this to the Commission for approval. Mr. Westhoff made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. A maximum of three (3) dump trucks may be stored at the residence.

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2. All truck parking shall be on the driveway.

All in favor, the motion carried.

2. Other:

- a. Hackmann Lumber Co.: south side of South St. Peters Parkway, west of Jungs Station Road – 3030 South St. Peters Parkway. (Use Approval – outdoor plant display)

Mr. Paul Basile, Hackmann Lumber Co., presented this to the Commission for approval. Mr. Basile explained that Hackmann Lumber is requesting approval to set up a temporary outdoor greenhouse for plants. The greenhouse will protect the plants and would be located in front of the building next to the existing garden center area. Staff noted this is the same location as prior years and that the temporary activity occurred with no issue. Alderman Hollingsworth made a motion and Mr. Rupp seconded to approve this item with the following contingency:

1. The greenhouse shall be located and of a design as indicated in the use approval application.

All in favor, the motion carried.

- b. Townes at Belleau Creek: north side of Mexico Road, west side of Belleau Creek Road – PUD Amendment.

Mr. Jerry Duepner, Payne Family Homes, presented this to the Commission for approval. Mr. Duepner explained that the Townes at Belleau Creek was originally approved in May 2006. It has gone through several modifications since it was first approved with 166 attached townhomes and two commercial lots facing Mexico Road. The current developer is planning on completing the development by developing the final area of the project. Mr. Duepner explained that they are requesting amendment of the PUD agreement to allow the public improvements to be completed. In addition, they are also requesting modification of Section 19 which refers to the Homeowners Association. In the original PUD agreement, the HOA was responsible for all exterior areas and common areas. The exterior areas included the yards and exterior building facades. To date, the exterior building facades have not been maintained by the HOA. Payne Family Homes is requesting this be reflected in the PUD agreement. In addition, they are requesting that the yards in the new village – Village B – be maintained by the future homeowners. The yards in Village A – the existing units – would continue to be maintained by the HOA as they have done since the start of the development. Alderman Hollingsworth made a motion and Mr. Westhoff seconded to recommend approval of this PUD amendment to the Board of Aldermen. All in favor, the motion carried.

3. Public Hearings:

- a. Petition 13-04 – Circle K: A request for a special use permit in the C-2 Community commercial District to allow a gas station and convenience store on a 0.7 +/- acre parcel. The subject site is located on the southwest corner of Spencer and Mexico Roads (6105 Mexico Road).

Mr. Scott Fehl, Nova Group Architects, presented this to the Commission for approval. Mr. Fehl explained that the subject property was developed with a convenience store with gas pumps. Recently, most of the building was damaged or destroyed by a fire. At the time the original building was constructed, a special use was not required for this use at this location. After the original building was constructed, the code was changed to require the special use. With the recent fire the building was substantially destroyed such that current codes must be complied with. Therefore, Mr. Fehl noted they are requesting a special use permit for the convenience store and gasoline pumps. The proposed building will match the previous building in size, style and location. Given the small size and triangular shape of the site, there are limited options for layout and building size. The entrance locations will be the same on Spencer and Mexico Roads with

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entrances as far away from the intersection as possible. The canopy and gas pumps will also be in the same location. Chairman McNames opened the public hearing at 6:54 p.m.; seeing no one present to comment, Chairman McNames closed the public hearing at 6:54 p.m. Mr. Westhoff made a motion and Alderman Hollingsworth seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. All in favor, the motion carried. Mr. Rupp made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen. All in favor, the motion carried.

5. Site Plans:

- b. Circle K: southwest corner of Spencer and Mexico Roads (6105 Mexico Road).

Mr. Scott Fehl, Nova Group Architects, presented this to the Commission for approval. Mr. Fehl explained that the proposed building will match the previous building in size, style and location. Given the small size and triangular shape of the site, there are limited options for layout and building size. The entrance locations will be the same on Spencer and Mexico Roads with the entrances as far away from the intersection as possible. The design of the building includes some updates to meet current codes including rooftop screening and brick treatment on part of the façade. There was general discussion among the Commission members concerning the architectural treatment on the building. Mr. Bailey made a motion and Mr. Westhoff seconded to add the following contingency: Add a brick veneer pilaster at the rear west corner of the building. All in favor, the motion carried. Ms. Shetterly made a motion and Mr. Westhoff seconded to approve this item with the following contingencies:

1. Coordinate the final light standard design with the Planning Department.
2. Obtain compliance with Chapter 535 Tree and Landscape requirements for the street tree requirement.
3. Verify the ownership and maintenance responsibility of the vinyl fence along the rear of the site.
4. Show the accessible parking space as complying with the current code requirements – one van accessible space is required which is a minimum of eight feet wide with an eight foot wide access aisle.
5. Finalize the architectural design of the building with the Planning Department.
6. Add a brick veneer pilaster at the rear west corner of the building.

All in favor, the motion carried.

3. Public Hearings (continued):

- b. Petition 13-05 – Javelin Holdings, LP: A request for a special use permit in the SD-RC Special District General Retail Commercial, to permit a nursing home and residential care facility on a 4.02 +/- acre parcel. The property is on the north side of Executive Centre Parkway, east of St. Peters Centre Boulevard.

Mr. J.R. Smith, Musler Engineering, and Mr. David Worthington, PGAV Architects, presented this to the Commission for approval. Mr. Smith explained that the subject site is located within the SD-RC Special District Retail/Commercial District and fronts Executive Centre Parkway, just east of St. Peters Centre Boulevard. The property is located immediately east of the Villages of St. Peters nursing home which was constructed in 2007. The memory care facility will be managed by the same company as the existing Villages of St. Peters. The special use proposal entails a new 39,224 square foot building for use as a skilled memory care facility. The development will specialize in patients with memory care needs and include two large landscaped courtyards with a sight proof fence designated for the Alzheimer patients. Chairman McNames opened the public hearing at 7:32 p.m.; seeing no one present to comment, Chairman McNames closed the public hearing. Mr. Westhoff made a motion and Mr. Rupp seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. All in favor, the motion carried.

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Alderman Hollingsworth made a motion and Mr. Rupp seconded to recommend approval of this special use to the Board of Aldermen. All in favor, the motion carried.

4. Record Plats:

- a. Memory Care – St. Peters: north side of Executive Centre Parkway, east of St. Peters Centre Boulevard.

Mr. J.R. Smith, Musler Engineering, presented this to the Commission for approval. Mr. Smith noted that the proposed plat is a Resubdivision of St. Peters Corporate Centre 3 and will create two lots. Lot 1 will contain 4.023 acres and is proposed for the St. Peters Memory Care facility. Lot 2 will contain 5.796 acres and will be available for future development. A cross access easement is being created between Lot 1 and 2 on the plat. This easement will serve the proposed St. Peters Memory Care facility as well as a future development on lot 2. Mr. Kelley made a motion and Alderman Hollingsworth seconded to recommend approval to the Board of Aldermen with the following contingencies:

1. Provide the book and page of the proposed cross access easement noted by separate document between lot 1C and Lot 1.
2. Coordinate the location of the utility easements with the City's Utility Department.
3. Items to be provided prior to recording:
 - a. Provide seal and signature.
 - b. Provide verification that the taxes have been paid on the property.
 - c. Provide digital media copy of the plat.

All in favor, the motion carried.

5. Site Plans (continued):

- a. St. Peters Memory Care: north side of Executive Centre Parkway, east of St. Peters Centre Boulevard.

Mr. J.R. Smith, Musler Engineering, and Mr. David Worthington, PGAV Architects, presented this to the Commission for approval. Mr. Smith explained that this memory care facility will be managed by the same company as the adjacent existing Villages of St. Peters. The proposed use entails a 39,224 square foot building for use as a skilled memory care facility. The development will specialize in patients with memory care needs and include two large landscaped courtyards with a sight proof fence designated for the Alzheimer's patients. Architecturally, the site will compliment the surrounding area and adjacent facility. The building will be constructed using brick, stone and stucco and integrating these materials in an attractive manner on the building. The site will also incorporate a very detailed planting design including a water feature which will further enhance the aesthetics of the site. There was general discussion among the Commission members regarding the architecture of the building. Alderman Hollingsworth made a motion and Mr. Kelley seconded to add the following contingency: Add stone to the building corners to enhance accent. All in favor, the motion carried. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Coordinate with the Engineering Department on the location of curb cuts on Executive Centre Parkway.
2. Coordinate the water line layout and which lines will be public with the Utility Department.
3. Coordinate the final lighting plan with the Planning Department.
4. Complete the subdivision of the property with a record plat.
5. Verify compliance with Chapter 535 Tree and Landscape requirements.
6. Add stone to the building corners to enhance accent.

All in favor, the motion carried.

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4. Record Plats (continued):

b. Ridings Subdivision: west side of Birdie Hills Road, north of Eisenhower Drive.

Mr. Dale Walterman, Landmark Surveying, presented this to the Commission for approval. Mr. Walterman explained that the proposed plat will create a third lot in a family subdivision on the north side of Eisenhower Drive, west of Birdie Hills Road. Currently there are two lots in the subdivision with an access drive to Birdie Hills Road and a second access through an adjacent lot to Eisenhower Drive. They do plan to further subdivide the large six acre tract into two lots so that another residence can be constructed. Access will be from Birdie Hills Road via a cross access easement. Alderman Hollingsworth made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen with the following contingencies:

1. Correct the spelling of Liane Sargent's name in the signature block.
2. Place all existing utilities in easements.
3. Items to be provided prior to recording:
 - a. Provide seal and signature.
 - b. Provide verification that the taxes have been paid on the property.
 - c. Provide digital media copy of the plat.

All in favor, the motion carried.

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 7:40 p.m. All in favor, the motion carried.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission