



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MAY 1, 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; Bill Yoffie; Alderman Judy Bateman; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Liane Sargent, City Engineer; and Melissa Vollmer, Recording Secretary. Chris Winslow, Pat Kelley and Roger Stewart, Building Commissioner, were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Rupp to approve the minutes of the April 3, 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 May 23, 2013 Board of Alderman Meeting. Mr. Rupp noted that a Memorial Day Celebration would be held at City Hall on May 27th at 10:00 a.m.

NEW BUSINESS

1. Home Occupations:

- a. Mattress Menace (mattress disinfectant): Shane Ryan, 98 Deer Meadow Court.

Mr. Howard Ryan, representative for Mattress Menace, presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this item with no

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contingencies. All in favor, the motion carried.

- b. Draft Smith (drafting): Ashley Smith, 813 Carriage Hill Drive.

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

- c. Empowered Solutions, LLC (cell phone chargers sales/lease): Michael Ruffino, 2016 Willowshade Court.

Mr. Michael Ruffino presented this to the Commission for approval. Ms. Shetterly made a motion and Mr. Westhoff seconded to approve this item with no contingencies. All in favor, the motion carried.

- d. PY Customs, LLC (manufacture and sale of firearms accessories – holsters): Paul Yadlosky, 3279 Hyatt Court.

Mr. Paul Yadlosky presented this to the Commission for approval. Mr. Rupp made a motion and Mr. Durajczyk seconded to approve this item with the following contingency:

1. No firearms or ammunition shall be sold or serviced as part of this business activity.

All in favor, the motion carried.

2. Other:

- a. North American Midway Entertainment: East side of Mid Rivers Mall Drive, south of Veterans Memorial Parkway – Mid Rivers Mall. (Use Approval – temporary carnival)

Ms. Laura Polster, Mid Rivers Mall, presented this to the Commission for approval. Ms. Polster explained that the proposed event is a carnival to be held May 13th through May 27th in the parking lot area between Sears and JC Penney, near Best Buy. Staff noted this is the same location as prior years and that the temporary activity occurred with no issue. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this temporary use. All in favor, the motion carried.

- b. Home Depot: East side of Mid Rivers Mall Drive, south of Central School Road. (Use Approval – temporary plant sales)

Mr. Thomas Piland, Store Manager, presented this to the Commission for approval. Mr. Piland explained that Home Depot is requesting the establishment of a temporary outdoor display and sales area for plants and trees during spring months. The location will be in a portion of the parking lot which is in front of the existing garden center area along Mid Rivers Mall Drive. A six foot tall wrought iron fence has been installed and will surround the tree display area with gates at both ends. This fence is removed when the outdoor sales area is not in use. Mr. Yoffie made a motion and Mr. Durajczyk seconded to approve this item with the following contingency:

1. All plants and products shall be contained within the fenced area or store.

All in favor, the motion carried.

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- c. Brewer's True Value Hardware: East side of Jungermann Road, south of Willott Road. (Use Approval— temporary plant sales)

Mr. David Brewer, Owner of Brewer's True Value Hardware, presented this to the Commission for approval. Mr. Brewer explained that they are seeking approval to have a temporary outdoor display area for plants and trees during the spring and summer months. The outdoor sales area will be in place between April 1 and September 30. The location will be in a portion of the parking lot in front of the store. Chairman McNames made a motion and Ms. Shetterly seconded to amend the recommended contingency to read as follows: All plants and products shall be contained within the designated area, front overhang area, or store. All in favor, the motion carried. Ms. Shetterly made a motion and Mr. Westhoff seconded to approve this temporary use with the following contingency:

1. All plants and products shall be contained within the designated area, front overhang area, or store.

All in favor, the motion carried.

3. 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, presented this to the Commission for approval. Mr. Yocom explained that St. Charles Tower is proposing a stealth communications tower on the east side of Jungermann Road on the site of Anthony's Produce. The proposed project will include the installation of a new ninety foot tall stealth communication tower on the east side of the site. The tower will be designated for a minimum of three telecommunication providers. The current design would be a stealth tower designed as a tree. All antennas are designed to be camouflaged within the branches of the stealth tree; the pole will be painted brown to mimic a tree trunk. The associated equipment will be screened with vinyl fencing to blend with the design of Anthony's Produce. Ms. Powers noted that at the Land Use Review meeting, St. Charles Tower indicated that this tower will replace an existing antenna at a nearby apartment complex which has become outdated and unable to provide the needed service level for current data plans. Chairman McNames questioned whether or not St. Charles Tower has thought about replacing the outdated tower with a new tower, in lieu of placing a tower at Orlando's Produce. Mr. Yocom indicated they had not considered that option. Chairman McNames opened the public hearing at 7:06 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Shirley Michael, 1813 Oak Tree Street, spoke in opposition to this petition. Ms. Carrie Modde, 615 River Moss Drive, owner of Discovery Kids Preschool, spoke in opposition to this petition stating that it could have a negative effect on her business. Mr. Justin Killian, 1817 Oak Tree Street, spoke in opposition to this petition citing issues with the proximity to a residential area. Mr. Jim Sutton, owner of First Class Christian Day Care, spoke in opposition to this petition stating that this could have a negative financial impact on his business as well as the perceived health issues caused by cell towers. Mr. Carl Hack, 1816 Oak Tree Street, spoke in opposition to this petition. Chairman McNames noted that the Commission received a letter from Dian Stark stating that she is opposed to this petition. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:20 p.m.

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Chairman McNames made a motion and Mr. Bailey seconded to postpone this item until the June 5th Planning and Zoning Commission meeting to give St. Charles Tower the opportunity to explore options for improving or expanding the existing cell tower in this area. All in favor, the motion carried.

- b. Above All Development, LLC: A request for an amended Planned Urban Development (PUD) for an 8.6 +/- acre parcel. The subject site is location on the south side of Route 364, west of Robert Ridge Drive. Proposed use: multiple-family units.

Mr. Bryan Aston, Above All Development, LLC, presented this to the Commission for approval. Mr. Aston explained that the subject site is located at the southwest corner of South St. Peters Parkway and Robert Ridge Drive. The site is proposed for a luxury apartment complex. Mr. Aston noted that they are requesting an amended R-3 Planned Urban Development for the 8.58 acre lot to allow for five, three-story apartment buildings that would include twenty-four units per building. This would result in a development density of one hundred and twenty units on the site or 14.0 units per acre. In addition to the five residential buildings, this development will also include a clubhouse which will house the sales staff, maintenance area and general meeting area. A white vinyl fence was installed by the previous developer along the south property line adjacent to the Meadow Ridge subdivision. This buffer will remain as part of the new development. Mr. Aston also noted that a sign would be posted advising construction traffic to use South St. Peters Parkway and not drive through the subdivision. Chairman McNames opened the public hearing at 7:28 p.m. and asked anyone present to comment on this petition to please come forward. Mr. Orville Love , president of the Meadow Ridge Subdivision Homeowner's Association, had questions/concerns regarding the density, detention basins and construction traffic. Mr. Eddie Lovelace, 4712 Kellykris Drive, had concerns with run-off, and the distance between the development and backyards of the residents of Meadow Ridge. Mr. John Schlum, 1337 Robertridge Drive, had concerns with adding additional vehicular traffic to this area, safety and water concerns and a concern with this development not ending the way the previous development did. Mr. Jerry Smith, 4701 Kellykris Court, spoke in opposition to this petition. Chairman McNames noted that the Commission received e-mails from Tom Meyers, Sally Breck, Lynn George and MoDOT regarding this petition. Chairman McNames closed the public hearing at 7:46 p.m. Mr. Bryan Aston addressed the issues raised during the public hearing. Ms. Shetterly made a motion and Mr. McNames seconded to recommend approval to the Board of Aldermen. Chairman McNames asked for a roll-call vote, which resulted in the following: Ms. Shetterly, yes; Mr. Bailey, no; Mr. Kelley, absent; Mr. Rupp, yes; Mr. Yoffie, yes; Mr. Westhoff, no; Mr. Durajczyk, no; Alderman Bateman, yes; Ms. Shaikewitz, no; Mr. Sachse, yes; and Chairman McNames, yes. Seeing a 6 yes, 4 no and 1 absent vote, Chairman McNames noted that the motion carried.

4. Record Plats:

- b. Plaza Tire Service Cave Springs Subdivision: North side of Mexico Road, east of Cave Springs Boulevard.

Mr. Neal Niewald, Doering Engineering, presented this to the Commission for approval. Mr. Niewald explained that the subject plat is part of the redevelopment of the former Royal Oaks Chrysler dealership at the northeast corner of Mexico Road and Cave Springs Boulevard. The plat will create three lots. Lot 1 is 1.11 acres and will contain the new Plaza Tire building. Lot 2 is

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2.083 acres and contains the existing vacant Healthquarters building. Lot 3 is 0.908 acres and is vacant. Mr. Westhoff made a motion and Mr. Rupp seconded to recommend approval to the Board of Aldermen with the following contingencies:

1. Coordinate the final plat numbering and language with the Planning Department.
2. Change the side yard setback along Cloverleaf to a front building line setback.
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:

- a. Aventura at Mid Rivers: South side of Route 364, west of Robert Ridge Drive.

Mr. Bryan Aston, Above All Development, LLC, presented this to the Commission for approval. Mr. Aston explained that the proposed Aventura at Mid Rivers project will redevelop the 8.58 +/- acre partially constructed Highlands condominium development. Mr. Aston noted that they are the same developers as Aventura at Richmond apartment complex in St. Peters. It is their intention to replicate the same luxury apartment complex concept at this location. The PUD agreement will allow for five, three-story apartment buildings that will include twenty-four units per building. This would result in a development density of one hundred and twenty units on the site. In addition to the five residential buildings, this development will also include a clubhouse that will house the sales staff, maintenance area, and general meeting area. Also, a pool will be located on the site for their residents and will be fenced to meet City building codes. The project will also include the removal of all existing foundations, utility reconstruction, and new driveway/parking lots. Mr. Aston noted that a white vinyl fence was installed by the previous developers along the south property line adjacent to the Meadow Ridge subdivision. This buffer will remain and part of the new development. Architecturally, the project will compliment the surrounding residential development. The building design will match the existing Aventura at Richmond development, which include durable fiber cement siding and two-story stone veneer features. Mr. Westhoff 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 lighting plan with the Planning Department including photometrics verifying appropriate light coverage and no glare onto the adjacent residential properties.
3. Coordinate the final storm water and utility layout with the Engineering Department and Utility Department.

All in favor, the motion carried.

- b. Aspen Trails: West side of Salt Lick Road, north of Boschert Landing Boulevard.

Mr. Tim Crockett, Crockett Engineering, presented this to the Commission for approval. Mr. Crockett explained that the subject development will be located on property which is behind the commercial properties fronting Salt Lick Road. The 12.5 acre Planned Unit Development for

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apartments for seniors was approved in September 2012. Phase One of the project will include twelve four plex buildings for a total of forty-eight units. Each unit would have two bedrooms. A clubhouse will also be constructed as part of Phase One. Phase Two will add another seven four plex buildings totaling twenty-eight units; the total project will include seventy-six units. Two parking spaces will be provided for each dwelling unit. The site will be served from an interior drive with parking extending between Boschert Landing Boulevard and Janis Ann Drive. Phase Two will be served by an interior road which connects to the main entrance road. The building elevations include a variety of fiber cement siding which is a very durable product. Stone veneer accents the front of the units in a vertical pattern as well as along the base of the entire unit. In addition, the facades include tall windows and the sites of the buildings have shake shingle siding. This look is carried over to the community building. There was general discussion among the Commission members regarding colors and accents of the buildings and screening of air conditioning units.. Chairman McNames made a motion and Ms. Shetterly seconded to add the following contingency: Provide landscaping around AC Units. Mr. Westhoff made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. Finalize the storm water management design with the Engineering Department.
2. Note on the plan that the temporary curb along the drive to the south of the site will be replaced in conjunction with Phase Two.
3. Provide a detail of the light standard.
4. Provide landscaping around the AC units.

All in favor, the motion carried.

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 8:35 p.m. All in favor, the motion carried.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission