



MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF DECEMBER 2, 2015
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; Chris Winslow; Denise O'Mara; Janet Shetterly; Bill Yoffie; Marilyn Shaikewitz; Pat Kelley; Larry Sachse; Gary Westhoff; Steven Bailey; Alderman Judy Bateman; Dave Bear, Engineer; Julie Powers; Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Roger Stewart, Building Commissioner; and Melissa Vollmer, Recording Secretary. Liane Sargent, City Engineer, was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the November 4, 2015 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 December 17th Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Practical Office Cleaning (janitorial/office cleaning): James Riley, 154 Green Forest Estates Dr.

Mr. James Riley presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Kelley seconded to approve this item with the following contingency:

1. Any employees shall meet at the cleaning site, not at the residence.

The motion carried unanimously.

- b. West Photography and Design (photography/graphic design): Joshua West, 1702 Fairwood Forest Drive.

Mr. Joshua West presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. O'Mara seconded to approve this application with no contingencies. The motion carried unanimously.

Alderman Bateman joined the meeting in progress.

2. Public Hearings:

- a. Petition 15-17 – Haibo Zhao: A request for a Special Use Permit in the C-3 General Commercial District for a therapeutic massage facility on a 3.0 +/- acre parcel. The subject site is located on the south side of Route 364, west of Jungermann Road.

Ms. Yu Liang, interpreter for Haibo Zhao, presented this to the Commission for approval. Ms. Liang noted that Haibo Zhao is proposing a therapeutic massage facility within an existing retail facility on the south side of South St. Peters Parkway. The facility will provide therapeutic massages to individual clients; there will be several different rooms. The only service offered will be therapeutic massage – no other personal services will be offered. The facility will comply with all state and City licenses related to therapeutic massage. The hours of operation will be from Monday to Sunday, 10:00 a.m. to 10:00 p.m. Chairman McNames opened the public hearing at 6:47 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 6:47 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. Yoffie made a motion and Mr. Winslow seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- b. Petition 15-18 – McClay Health and Rehab LLC and McClay Adult Day Care LLC: A request for a Special Use Permit in the C-2 Community Commercial District for a nursing home facility on a 2.0 +/- acre parcel and a 0.46 +/- acre parcel. The subject sites are located on the north side of McClay Road, west of Horstmeier Road.

Mr. Cliff Heitmann, Bax Engineering and Ms. Jennifer Gettman, owner, presented this to the Commission for approval. Mr. Heitmann explained that this project will include the redevelopment of a 2 +/- acre tract which currently contains an abandoned house. McClay Health and Rehab will redevelop the property into a full service nursing home facility. The project will also include the use of an existing building on a 0.46 +/- acre tract. McClay Adult Day Care will reuse the existing building for adult day care and medical offices including rehabilitation. Adult day care, medical offices and rehabilitation services are permitted. The redevelopment of the parcel containing the abandoned house will include a two story, 22,941 square foot nursing home facility. The development will include skilled nursing care which may also include a memory care component. Chairman McNames opened the public hearing at 6:52 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Nancy Murphy, Executive Director of Delta Center, a neighboring property owner, requested a buffer between the patio on the west side of the building and the Delta Center property. Ms. Shari Cunningham, 415 Candlewick Court, had concerns with the buffering between the new building and the residences to the north. Ms. Carol Swyers, 512 Country Manor Drive, had concerns with the number of clients, employees and visitors at the center at one time. Ms. Swyers would like to see additional buffering between this property and the residences to the north. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:57 p.m. Ms. Jennifer Gettman addressed the issues raised during the public hearing and noted that there would be no more than 40 clients, Monday through Friday from 9:00 a.m. to 5:00 p.m. at the Adult Day Care Facility and the nursing home facility would have 60 beds with a maximum number of employees per day per shift would be approximately 15. Ms. Gettman also noted that the number of employees would also depend

Planning and Zoning Commission Meeting Minutes
December 2, 2015

on the census at the time. Mr. Heitmann noted that they would agree to adding additional shrubs or other buffering between the patio on the west side of the building adjacent to the Delta Center property. A row of trees will be added along the north end of the parking lot as buffer to the adjacent residential lots. Mr. Winslow made a motion and Ms. O'Mara seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- c. Intent to establish zoning for newly annexed properties: Orick et al property, east side of Jungermann Road, south of Sutters Mill Road – 619 Jungermann Road.

Ms. Julie Powers presented this to the Commission. Ms. Powers noted that this is one of the last parcels along Jungermann Road, in this area, to annex. Staff is recommending C-2 Community Commercial District zoning for this parcel. Chairman McNames opened the public hearing at 7:04 p.m. and asked anyone wishing to speak on this annexation to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:04 p.m. Mr. Winslow made a motion and Mr. Yoffie seconded to recommend approval of C-2 Zoning to the Board of Aldermen. The motion carried unanimously.

3. Site Plans:

- a. McDonald's: south side of Veterans Memorial Parkway, north side of Mexico Road.

Mr. Bob Polk, Farnsworth Group, presented this to the Commission for approval. Mr. Polk explained that the subject site is located at 3883 Veterans Memorial Parkway. There is an existing McDonald's restaurant on the site which was constructed in 1974. The new plan includes a 4,842 square foot building in the same layout as the existing store. A full entrance serves the site from Mexico Road and two one way drives provide access from Veterans Memorial Parkway. Two drive through lanes are planned for the east side of the store, easily accessed from the south entrance on Mexico Road. A drive through access lane on the west side of the building allows patrons who enter from the north to reach the drive through lanes. The new site design will include inlet screens to address water quality and updated landscaping now required by City Code. The building is brick with stone accent areas and includes the current, contemporary McDonald's design. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this site plan with the following contingency:

1. Finalize any final engineering and/or utility department issues during engineering plan review.

The motion carried unanimously.

- b. McClay Health and Rehab Facility: north side of McClay Road, east of Jungermann Road.

Mr. Cliff Heitmann, Bax Engineering and Mr. Aaron Strauss, Le Pique and Orne Architects, presented this to the Commission for approval. Mr. Heitmann explained that the proposed project includes a new sixty-five bed, 22,941 square foot two-story nursing home facility at the northwest corner of McClay Road and Horstmeier Road. The facility will face and have its main access and parking on McClay Road with a secondary access and parking to the rear of the facility from Horstmeier Road. The topography of the site slopes down from McClay Road; therefore, the building will be one-story along McClay Road and expand to two-stories as it extends north along Horstmeier Road. As part of the project the vast majority of the existing tree buffer will remain to the north/rear of the property.

Planning and Zoning Commission Meeting Minutes
December 2, 2015

To supplement the buffer a double row of evergreen trees will be planted to further enhance the buffer, especially during the winter. Mr. Heitmann also noted that they agree to add some type of buffer along the west side of the building where a patio will be located and along the north parking lot. Mr. Strauss noted that the building is attractive and will complement the existing upscale Jungermann-McClay Station development to the west. The facility will include an upper and lower interior courtyard for use by the residents. The entire facility will be constructed of brick with stone accents and a shingled roof. Various architectural elements have been added to give the building its own unique character. Mr. Ken Braunfeld noted that staff would like to add the following contingencies: 1. Coordinate the final architecture design with the Planning Department. 2. Coordinate a fence or plantings of evergreens to buffer the north side of the lower level parking lot. 3. Show planting of shrubs around patio on west side of the building. Mr. Yoffie made a motion and Ms. Shetterly seconded to add the recommended contingencies. The motion carried unanimously. Mr. Winslow made a motion and Ms. O'Mara seconded to approve this site plan with the following contingencies:

1. Obtain a variance for the proposed front yard encroachment.
2. Coordinate the final lighting plan with the Planning Department.
3. Coordinate the final architecture design with the Planning Department.
4. Coordinate a fence or plantings of evergreens to buffer the north side of the lower level parking lot.
5. Show planting of shrubs around patio on west side of the building.

The motion carried unanimously.

A motion was made by Mr. Sachse and seconded by Mr. Yoffie to adjourn the meeting at 7:26 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission