



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF DECEMBER 4, 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 were: Chairman Keith McNames; Marilyn Shaikewitz; Bill Rupp; Janet Shetterly; Pat Kelley; Larry Sachse; John Durajczyk; Gary Westhoff; Chris Winslow; Alderman Judy Bateman; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Roger Stewart, Building commissioner and Melissa Vollmer, Recording Secretary. Mr. Bill Yoffie, Mr. Steven Bailey and Ms. Liane Sargent, City Engineer, were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the November 6, 2013 Planning and Zoning Commission meeting as presented. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Keith McNames explained 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 19th Board of Alderman meeting. Mr. Bill Rupp invited everyone to attend the Pearl Harbor Remembrance Day Ceremony on Saturday, December 7th at 10:00 a.m. at City Hall.

OLD BUSINESS

1. Other:

- a. Dunkin Donuts: South side of Mexico Road, west of South Church Street (Architectural review).

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Mr. Joe Dale, Architect, presented this to the Commission for approval. Mr. Dale presented the Commission with photos of the newest prototype of this building and indicated that the building in St. Peters would be substantially the same as these photos. Mr. Dale also indicated that the building would be banded at the bottom with stone. Chairman McNames made a motion and Mr. Westhoff seconded to add the following contingency: Work with staff on the final architectural details. The motion carried unanimously. Mr. Kelley made a motion and Mr. Rupp seconded to approve this item with the added contingency. The motion carried unanimously.

NEW BUSINESS

1. Other:

- a. Celtic: North side of North St. Peters Parkway, east of Harvester Road (PUD Amendment).

Mr. Troy Coats, Niebur Development, presented this to the Commission for approval. Mr. Coats explained that Niebur development purchased this project and will complete the development which began in 2005. To date, only two buildings have been constructed. Recent amendments in 2013 will allow Niebur Development to move forward, including changes to the project's density. Mr. Coats noted that the current request will amend the PUD to combine six of the twelve unit buildings into three twenty-four unit buildings. The twelve unit buildings around the perimeter of the site will remain as originally planned. The combined buildings will be more efficient and also create larger, more meaningful green space area. The architecture of the buildings will be maintained. Mr. Westhoff made a motion and Mr. Winslow seconded to approve this minor PUD Amendment as follows:

9. The uses permitted on the Property shall include:
- a. A maximum of 168 units, as approved by the Board of Adjustment on December 19, 2012 per variance petition 12-AA.
 - b. A maximum of 14 multi-unit buildings shall be permitted.
 - c. No more than ~~12~~ 24 units shall be permitted per building.
 - d. No unit shall contain more than three bedrooms.

23. The architectural treatment of the multiple-family buildings shall be as generally indicated in Exhibit C *as amended*. Substantial changes to the architectural design of the units shall be subject to review by the Planning and Zoning Commission.

The motion carried unanimously.

2. Public Hearings:

- a. Petition 13-16– St. Charles Tower, Inc. A request for a Special Use Permit in the C-3 General Commercial District to allow a communications tower on a 3.48 +/- acre parcel. The subject site is located south of Highway 94, east of Heritage Landing.

Mr. Eric Martin and Mr. Greg Yocom, St. Charles Tower, Inc., presented this petition to the Commission for approval. Mr. Martin explained that St. Charles Tower is proposing the addition of a stealth communication tower on a portion of the Heritage Commercial building parking lot. The stealth design would be a "monopine" tree which would be one hundred and five feet tall. The related equipment would be screened by a tan, vinyl fence. The tower will be designed for a total of three telecommunication providers. The associated equipment shelter will occupy a small portion of

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the northeast corner of the existing parking lot. Mr. Powers noted that this site was previously approved for a stealth flagpole, which was not installed. At that time, the flagpole was approved without the flag as the applicant suggested the flag would draw attention to the tower rather than allowing it to blend into the background. Mr. Yocom noted that since the original proposal, the industry has advised that stealth flagpoles are too limited for the equipment needs of the carriers. With the amount of data used by the general public, greater capacity is needed for each carrier. Therefore, the stealth trees are proposed were monopoles are not allowed as the tree branches allow a greater number of antenna to be camouflaged. Mr. Martin noted that St. Charles Tower has applied for a variance from the Board of Adjustment as they want to install a monopole instead of the "monopine" tree. Mr. Yocom showed the Commission photo simulations of both the tree and monopole. The Commission agreed that the standard monopole was much more appealing than the monopine tree. Chairman McNames opened the public hearing at 7:02 p.m. and asked anyone wishing to speak on this petition to please come forward. Mr. Larry Hunter, 8 Vicksburg Station, spoke in opposition to this petition and noted that he would prefer the monopine tree to the standard monopole. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:04 p.m. Chairman McNames noted that the commission received e-mails from Mr. Robert Myers, St. Charles County; MODot; and Ms. Carol Taake, in regards to this petition. Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the January 8, 2014 Planning and Zoning Commission meeting to allow St. Charles Tower the opportunity to obtain a variance from the Board of Adjustment. The motion carried unanimously.

3. Record Plats:

- a. Mid Rivers Trade Park Resubdivision of Resubdivided Lot 1: East of Mid Rivers Mall Drive, south side of Ecology Drive.

Mr. Clay Vance, Vance Engineering, presented this to the Commission for approval. Mr. Vance noted that this plat will subdivide a 4.26 +/- acre lot into two lots at the southwest corner of Ecology Drive and Mid Rivers Trade Court. The resubdivided Lot 1 will be 2.13 +/- acres and will be used for a future industrial use. The proposed Lot 2 will be 2.12 +/- acres and also used for future industrial use. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen with the following contingencies:

1. Revise the signature block to reflect 2013 or leave blank to allow for signature in 2014.
2. 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.

The motion carried unanimously.

4. Site Plans:

- a. Fifth Third Bank: East side of Mid Rivers Mall Drive, south of St. Peters Square – site plan re-approval.

Mr. Scott Hathaway, GPD Group, presented this to the Commission for approval. Mr. Hathaway explained that this site plan and building architecture were previously approved by the Planning and Zoning Commission on January 5, 2011 and December 7, 2011. City Code requires re-approval of a

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site plan if construction of the development has not started within one year of approval. Since the development has not begun within one year, the developer is requesting re-approval of the site plan. Mr. Kelley made a motion and Mr. Rupp seconded to approve this site plan with no contingencies. The motion carried unanimously.

Election of Officers:

Mr. Rupp made a motion and Mr. Durajczyk seconded to keep the Officers as they are: Keith McNames, Chairman; Chris Winslow, Vice Chairman; and Pat Kelley, Secretary. All in favor, the motion carried.

A motion was made by Mr. Rupp and seconded by Ms. Shetterly to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 7:20 p.m.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission