



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JANUARY 6, 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; Chris Winslow; Denise O'Mara; Janet Shetterly; Michael Utter; Marilyn Shaikewitz; Larry Sachse; Gary Westhoff; Steve Snarzyk; 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. Pat Kelley, Bill Yoffie and Steven Bailey were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Ms. Shetterly to approve the minutes of the December 2, 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 January 21st Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Lasting Impressions Home Remodel Center, Ltd. (home remodeling/interior design): Rebecca Behlmann-Bilyeu, 1186 Colby Court.

Ms. Rebecca Behlmann-Bilyeu presented this to the Commission for approval. Mr. Winslow made a motion and Ms. O'Mara seconded to approve this item with the following contingencies:

1. All customers/clients must park in the driveway.
2. All materials/equipment must be stored inside the residence.

The motion carried unanimously.

- b. Pet Free Couch (handcrafted wood items): Dieter Mueller, 1 Pebble Ridge Court.

Mr. Dieter Mueller presented this to the Commission for approval. Mr. Snarzyk made a motion and Mr. Westhoff seconded to approve this application with the following contingency:

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1. All materials/equipment must be stored inside the residence.

The motion carried unanimously.

- c. Mobile Miracles, LLC (smartphone, tablet & game console repairs): Kyle Cross, 1806 Ridgelawn Lane.

Mr. Chris Knoblauch, representative for Mr. Cross, presented this to the Commission for approval. Mr. Winslow made a motion and Ms. Shetterly seconded to approve this application with no contingencies. The motion carried unanimously.

2. Public Hearings:

- a. Petition 16-01 – ILMG, Inc.: A request for a Special Use Permit in the I-1 Light Industrial District to permit firearm and ammunition sales and service on a 2.4 +/- acre parcel. The property is located on the north side of Old Highway 94, west of Jungermann Road – 4025 Old Highway 94.

Mr. Dillon Hausner, owner, presented this to the Commission for approval. Mr. Hausner explained that the proposed site is located within an existing tenant center on the north side of Old Highway 94. The unit will be used for firearm and ammunition sales to customers. Customers will be part of a membership program. Most purchases will be shipped but local customers/members may come to the facility to pick up their firearm. It is anticipated that twenty firearms may be stored at the site at any time; most purchases are special orders. At this time, no ammunition storage is planned for the site – it will all be shipped to the customers. Chairman McNames opened the public hearing at 6:51 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Kathy Ward and Mr. Wynn Ward, 161 Old Buggy Court, spoke in opposition to this petition. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:53 p.m. Mr. Winslow made a motion and Mr. Westhoff 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. Shetterly seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- b. Petition 16-02 - Maria Nenninger: A request for a Special Use Permit in the C-3 General Commercial District to permit therapeutic massage on a 0.64 +/- acre parcel. The property is located on the west side of Jungermann Road, east side of Triad Center Drive, south of McClay Road – 1365 Triad Center Drive.

Ms. Maria Nenninger presented this to the Commission for approval. Ms. Nenninger explained that the site is located within an existing office/retail business park known as Triad Center. The facility will provide therapeutic massage to individual clients. The business will initially sublease a single space, from an existing chiropractic office, in the same building. However, the massage therapy business will operate independently of the chiropractic office. In the future the business may expand to include several individual rooms. The only service offered will be therapeutic massage – no other personal services will be offered. 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. Mr. Winslow made a motion and Mr. Westhoff seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion

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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.

3. Site Plans:

- a. 2001 Premier Parkway: South side of Premier Parkway, east of Executive Centre Parkway.

Mr. Ryan Hodges, Duke Realty, presented this to the Commission for approval. Mr. Hodges explained that the proposed project will be a continuation of development within the Premier 370 Business Park. The project includes a one-story, 750,000 +/- square foot office/warehouse building. Access to the site will be from a single curb cut to Premier Parkway controlled by a guard house. Access to the office area of the building is planned at the southeast corner of the building. Car parking is located on the east side of the building and totals 240 spaces with the ability to add an additional 101 spaces. The project has been granted a reduction in the required number of parking spaces from 357 to 240 as permitted by the Water Quality provisions of the City Code. The building will have approximately sixty-two loading docks on the north side of the building and thirty-eight loading docks on the south side of the building. Parking for an additional 300 semi-trailers will be constructed along the north and south sides of the property. For security, a six foot tall vinyl coated chain link fence will be installed around the entire perimeter of the site. The site will employ a number of different water quality features including native vegetative swales and bio-retention areas. Due to the height and size of the tractor trailers, a forty-foot high light standard will allow for better lighting of the parking and loading area, with a downcast light fixture. The overall design of the building is tilt-up concrete and is attractive and consistent with other large scale modern office/warehouse developments. The front entrance of the building has an enhanced design element with the use of some decorative stone. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Coordinate the final landscape plan with the Planning Department including irrigation within the primary entrance way areas that front along public right-of-way and compliance with Chapter 535 Tree and Landscape requirements.
2. Provide the bearing and distance for the new common property line between lots 30 and 31.
3. Coordinate the final lighting plan with the Planning Department including a variance for light standards taller than 30 feet in height.

The motion carried unanimously.

A motion was made by Mr. Westhoff and seconded by Ms. O'Mara to adjourn the meeting at 7:15 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission