



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF JULY 1, 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; Alderman Judy Bateman; Chris Winslow; Michael Utter; Janet Shetterly; Bill Yoffie; Marilyn Shaikewitz; Pat Kelley; Larry Sachse; Denise O'Mara; Steven Bailey; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Roger Stewart, Building Commissioner, and Melissa Vollmer, Recording Secretary. Gary Westhoff was absent.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Ms. Shaikewitz to approve the minutes of the June 3, 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 July 23<sup>rd</sup> Board of Alderman Meeting Agenda.

Mr. Kelley made a motion and Mr. Bailey seconded to move item 1.a., under Old Business, to the end of the agenda. The motion carried unanimously.

**NEW BUSINESS:**

**1. Home Occupations:**

- a. Clean Green Carpet Cleaning (carpet cleaning): Rhet Pulley, 21 Janis Ann Drive.

Mr. Rhet Pulley presented this to the Commission for approval. Mr. Yoffie made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. Business vehicle must be parked in the garage or driveway.

The motion carried unanimously.

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- b. Railroad Ties and Fire Flies Photography (family photography): Veronica Carter, 1722 Belleau Wood Drive.

Ms. Veronica Carter presented this to the Commission for approval. Mr. Kelley made a motion and Mr. Winslow seconded to approve this application with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. All equipment stored on or in any business vehicle shall be screened from public view with an appropriate cover.

The motion carried unanimously.

**2. Other:**

- a. Grandma's Kettle Korn, LLC: East side of Spencer road, north of Mexico Road – 151 Spencer Road – Use Approval – temporary kettle corn sales.

Ms. Mildred Dietiker, owner of Grandmas Kettle Korn, presented this to the Commission for approval. Ms. Dietiker explained that she would like to continue to sell kettle corn outside the Menards store on Spencer Road. She has a small tent with a kettle, table and sifter set up just outside the entrance to Menards. Ms. Dietiker noted that at the July 2014 Planning and Zoning meeting, one of the contingencies was that this use would need to be reviewed in one year. Ms. Powers noted that the City has not received any complaints or had any issues regarding this use at this location. Staff noted that the location had shifted away from the building due to fire department concerns, so the original contingency was modified. Mr. Yoffie made a motion and Mr. Kelley seconded to approve this temporary use with the following contingency:

1. The kettle corn preparation and sales will be located in the designated parking spaces near the building, not in the drive aisle or general parking area.

The motion carried unanimously.

- b. Lenette Plaza: North side of Mexico Road, west of Mid Rivers Mall Drive – Architectural Review.

Mr. Keith Steiner, Aedis Incorporated, presented this to the Commission for approval. Mr. Steiner noted that a proposed tenant, McAlister's Deli, will inhabit an end unit in the Lenette Plaza shopping center. In conjunction with the new tenant, the façade will be updated to include a raised parapet, some stone treatment, awnings, and McAlister's signature colors. The balance of the building will also be upgraded with new banding and color treatment. The new treatment will define McAlister's Deli and also freshen and update the balance of the building. Mr. Bailey made a motion and Ms. Shetterly seconded to recommend that the south pilaster match the other pilasters and the brick banding be raised higher on the pilaster. The motion carried unanimously. Mr., Kelley made a motion and Ms. O'Mara seconded to approve this application. The motion carried unanimously.

- c. St. Charles Tower, Inc.: East side of Jungermann Road, north of Willott Road (Anthony's Produce) – Site Plan Amendment

Ms. Michelle Dohrman, St. Charles Tower, presented this to the Commission for approval Ms. Dohrman explained that in 2013, a camouflaged wireless facility was approved for the east side of Jungermann Road on the site of Anthony's Produce. The tower was installed with one carrier and a fenced

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equipment area; however, the enclosed area is not large enough for additional carriers. At this time, Ms. Dorhman explained, a second carrier is planning to go on the tower. The new carrier will add antenna and branches within the existing wireless facility/tree. However, the enclosed area cannot accommodate the equipment for both carriers. Therefore, the enclosed area is expanding west towards the street. The expansion will take up four additional parking spaces along the north end of the property. Mr. Winslow made a motion and Mr. Yoffie seconded to approve this amended site plan. The motion carried unanimously.

## **OLD BUSINESS**

### **1. Public Hearings:**

- a. Petition 15-09 – St. Peters Towne Center, LLC: A request for an amended Commercial Planned District (CPD) for a 4.3 +/- acre parcel to allow a tavern/bar and a liquor store. The subject site is located on the east side of Jungermann Road, south of Willott Road (915-955 Jungermann Road).

Mr. Doug Whitlock, attorney for St. Peters Towne Center, presented this to the Commission for approval. Mr. Whitlock explained that the proposal for a bar/tavern and liquor store was initially reviewed at the June 3, 2015 Planning and Zoning Commission meeting. At that meeting, the Commission postponed action on this petition to allow time for a meeting between the residents and the applicant. Mr. Whitlock noted that the meeting was held on June 18<sup>th</sup>; 14 people representing 11 households attended, including two trustees of the Tanglewood subdivision. The issues raised at the meeting were similar to those raised at the public hearing - concern with cut-through traffic, concern with parking and access to Jungermann Road, the presence of liquor sales and bar activity and the proximity to a residential area that includes children, and the impact on property values. Mr. Whitlock noted that the owner of the center, Mr. Patel, agreed to move the bar to a location further away from Erio's restaurant and put a limit on the size of the liquor store being no larger than 2800 square feet. Mr. Whitlock explained that he and the owner feel that with these restrictions, the bar/tavern use and the liquor store use would be at an appropriate scale so as to be compatible with the area and could function well within the existing shopping center. Chairman McNames opened the public hearing at 7:06 p.m and asked anyone wishing to speak on this petition, that did not speak at the June 3<sup>rd</sup> meeting, to please come forward. Ms. Dorothy Clinkingbeard, 15 Oak Creek Drive, spoke in opposition to this petition raising concerns with the number of impaired drivers and the impact on the other tenants in the center. Mr. John Lechner, 8 Briarhill Court, spoke in favor of the CPD Amendment. Mr. Lechner also provided a written letter to the Commission in support of this amendment. Ms. Catherine Schultz, 821 Saravalle Drive, spoke in favor of this CPD amendment. Ms. Lee Rohrer, 23 Sugar Leaf Drive, spoke in opposition to this petition citing concerns with an increase in non-violent crime rates. Mr. Steve McDonald, 105 Burning Leaf Drive, spoke in favor of this CPD Amendment. Chairman McNames noted the Commission also received two emails from Robert Gemignani in opposition to this petition. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:24 p.m. Mr. Winslow made a motion and Mr. Bailey seconded to recommend approval of this CPD Amendment to the Board of Aldermen. The motion carried unanimously.

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

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Respectfully submitted:

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Melissa M. Vollmer, Recording Secretary

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Chairman Keith McNames  
Planning and Zoning Commission