



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JULY 10, 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; John Durajczyk; Larry Sachse; Bill Yoffie; Alderman Judy Bateman; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; and, Melissa Vollmer, Recording Secretary. Chris Winslow, Gary Westhoff, Steven Bailey, Liane Sargent, City Engineer; and Roger Stewart, Building Commissioner were absent.

MINUTES:

A motion was made by Mr. Kelley and seconded by Mr. Rupp to approve the minutes of the June 5, 2013 Planning and Zoning Commission meeting as presented. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Mr. Bill Rupp invited everyone to attend the Korean War Memorial Ceremony at City Hall on Saturday, July 27th at 10:00 a.m.

Chairman Keith McNames explained procedures for this evening's meeting. Ms. Powers noted that the items requiring Board of Alderman action would be on the July 25th Board of Alderman Meeting.

Chairman McNames made a motion and Ms. Shetterly seconded the motion to suspend the order of business and move item G. to after item H. 2. (b) and move item H. 2. (a) to after item G. The motion carried unanimously.

NEW BUSINESS

1. Home Occupations:

- a. Hayes Ware, LLC (web/software consulting service): Aaron Hayes, 506 Deer Tracks Trail.

Mr. Aaron Hayes presented his application to the Commission for approval. Mr. Kelley made a motion and Mr. Rupp seconded to approve this item with no contingencies. The motion carried unanimously.

- b. Affinity Entertainment Productions, LLC (consulting & educational workshops): Angela Thomas, 26 Fernwood Drive.

Ms. Angela Thomas presented this application to the Commission for approval. Mr. Yoffie made a motion and Mr. Rupp seconded to approve this item with no contingencies. Alderman Bateman abstained from the vote. The motion carried with one abstention.

2. Public Hearings:

- b. Petition 13-10 – Midas St. Peters, LLC: A request for a Special Use Permit in the C-3 General Commercial District for a 4.035 +/- acre parcel. The subject site is located on the south side of Veterans Memorial Parkway, west of Jungermann Road. Proposed use: Hotel/restaurant and transmission towers/antennas attached to a structure.

Mr. Bob Preston and Mr. J.T. Norville, presented this Petition to the Commission for approval. Mr. Norville explained that Midas St. Peters, LLC is requesting a special use permit for a hotel on Veterans Memorial Parkway, west of Jungermann Road. The site is currently developed with a hotel which has recently closed. Mr. Norville explained that they plan to demolish the existing hotel and construct a new Courtyard by Marriott. In addition, a second lot will be created which could be developed with a restaurant, retail use, or other commercial user. Mr. Norville noted that although a hotel has operated at this location for approximately thirty years, a special use permit is required to bring the site into compliance with the existing code. The site will be redeveloped with an attractive, new building which will bring patrons to the area. A restaurant will be part of the new hotel, available to hotel guests and the general public. In addition, meeting and banquet rooms will be available for events. In addition, a communications antenna is currently on the roof of the building with other hotel and communications equipment. This antenna may be relocated on the new hotel; this Special Use Permit will allow antennae. As an alternative, it may be relocated to a separate tower on the site or another site in the vicinity. If the tower is relocated to the roof, it will be included and addressed in the overall building design. If it is relocated to a separate structure, it will be reviewed by the City at another time. Chairman McNames opened the public hearing at 6:47 p.m. and asked anyone wishing to speak on this item to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 6:47 p.m. Mr. Kelley made a motion and Ms. Shetterly seconded the motion to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously. Mr. Rupp made a motion and Ms. Shetterly seconded the motion to recommend approval to the Board of Aldermen. The motion carried unanimously.

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At 6:50 p.m. Mr. Rupp made a motion and Mr. Durajczyk seconded to enter into Closed Session for the purpose of discussing matters pertaining to Section 610.021, RSMo (1). The motion carried unanimously.

Chairman McNames called the regular meeting back to Order at 7:13 p.m.

OLD BUSINESS

2. Public Hearings:

a. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.

Ms. Julie Powers presented the proposed ordinance to the Commission for approval. Ms. Powers explained that staff is proposing amendments and changes to various provisions of Chapter 405 of the St. Peters City Code pertaining to Zoning and Subdivision Regulations. The proposed amendments and changes pertain to permitted uses within Residential Districts, R-1, R-1(A), R-2, R-3(A) and R-3(B) relating to group homes. Chairman McNames opened the public hearing at 7:15 p.m. and asked anyone wishing to speak on this item to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:15 p.m. Mr. Rupp made a motion and Mr. Kelley seconded the motion to recommend approval to the Board of Aldermen. The motion carried unanimously.

Mr. Yoffie made a motion and Mr. Rupp seconded the motion to adjourn the meeting at 7:15p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission