



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MARCH 5, 2014
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; Janet Shetterly; Larry Sachse; Bill Rupp; Gary Westhoff; Chris Winslow; Bill Yoffie; Alderman Judy Bateman; Julie Powers, Director of Planning, Community and Economic Development; Roger Stewart, Building Commissioner; Ken Braunfeld, Planning Coordinator; and Melissa Vollmer, Recording Secretary. Steven Bailey, Pat Kelley, and Marilyn Shaikewitz were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Rupp to approve the minutes of the February 5, 2014 Planning and Zoning Commission meeting with a change made to page two. 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 March 27th Board of Alderman meeting.

OLD BUSINESS

1. Home Occupations:

- a. Erica Hilson Photography, LLC (photography): Erica Hilson, 403 Ellin Street.

The applicant was not present; therefore, Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the end of the agenda. The motion carried unanimously

NEW BUSINESS

1. Home Occupations:

- a. Randy Love (handyman): Randy Love, 205 Bentwood Lane.

Mr. Randy Love presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Rupp seconded to approve this item with the following contingency:

1. No outside storage of materials or equipment shall be permitted.

The motion carried unanimously.

- b. Schrader Lawn Service (lawn care): Kyle Schrader, 7 Spencer Path Drive.

Mr. Kyle Schrader presented this to the Commission for approval. Chairman McNames noted that the Commission received an anonymous letter regarding this home occupation. Chairman McNames made a motion and Mr. Yoffie seconded to not make this letter part of the record. With a majority in favor, the motion carried. A copy of the letter was provided to the applicant who responded to some of the comments in the letter. Mr. Winslow made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. No employees shall meet at the residence.
3. No cleaning of equipment shall be done at the residence.
4. The trailer with mowers shall be stored off-site as indicated on the application.

The motion carried unanimously.

- c. God Bless the Children (non-profit charity): Kori Bjazic: 2281 Highland Hill Drive.

Ms. Kori Bjazic presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this item with no contingencies. The motion carried unanimously.

2. Other:

- a. Petition 12-02 – Wireless Made EZ, LLC d/b/a Extreme Pawn: The subject site is located on the south side of Veterans Memorial Parkway, west of Church Street (CPD Amendment).

Mr. Tim Fairbanks, owner, presented this to the Commission for approval. Mr. Fairbanks explained that the CPD for Extreme Pawn was originally approved in January, 2012. At that time, the business was relocating their established business to their current location. With pawn shops in the City, the standard limitations on gun sales were included in the CPD governing ordinance. These included prohibitions on any type of firearm not considered “a long gun”. Recently, Mr. Fairbanks indicated that he would like to include pistols, revolvers and handguns in his inventory of firearms. Ms. Powers noted that staff forwarded this request to the Police Department for review. The Police Department representative indicated they find the request acceptable. Mr. Westhoff made a motion and Mr. Yoffie seconded to recommend this CPD Amendment to the Board of Aldermen. The motion carried unanimously.

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- b. Heritage Christian Academy: East side of Jungermann Road, south of Gailwood Drive – 357 Jungermann Road (waiver from trash enclosure requirement).

Mr. Duane Blessing presented this item to the Commission for approval. Mr. Blessing noted that Heritage Christian Academy is occupying the day care building on the east side of Jungermann Road, south of Gailwood Drive. Mr. Blessing noted that they have improved the site and are cleaning up the building to operate a school/day care. As part of their operation, they are using a trash compactor and supplemental containers. Mr. Blessing indicated that a large trash enclosure is not needed, as their containers are small and the site is not very visible. Mr. Winslow made a motion and Mr. Rupp seconded to approve this item with the following contingency:

1. Work with staff regarding the number of containers and storage location of the containers and compactor.

The motion carried unanimously.

- c. Hackmann Lumber: South side of South St. Peters Parkway, west of Jungs Station Road – 3030 South St Peters Parkway (Use Approval – outdoor plant display).

Mr. Clifford Morris, Hackmann Lumber, presented this to the Commission for approval. Mr. Morris explained that Hackmann Lumber is requesting the establishment of a temporary outdoor plant greenhouse and display. The greenhouse would be generally located in front of the building next to the existing garden center area. The greenhouse/plant area will operate between March 14th and July 15th, 2014. Mr. Morris noted that the proposed layout is the same as that used since 2009 without incident. Mr. Rupp made a motion and Mr. Westhoff seconded to approve this item with the following contingencies:

1. The greenhouse shall be located as indicated in the use approval application.
2. Greenhouse design shall be as approved by the Planning Department.

The motion carried unanimously.

3. Public Hearings:

- a. Petition 14-02 – Wallis Petroleum, L.C.: A request for a Special Use Permit in the C-3 General Commercial District to operate a gas station, convenience store, and car wash on a 1.2 +/- tract. The subject site is located on the east side of Kisker Road, south side of Central School Road.

Mr. Kevin Kamp, Civil and Environmental Consultants, Inc., presented this to the Commission for approval. Mr. Kamp explained that the subject property has been developed with a convenience store with gas pumps since 1988. In 2010 the facility was closed because the owners thought it was impractical to remain open during re-construction of Highway 94/364. After the original building was constructed, the code was changed to require a special use permit for convenience stores with gas pumps. Since the facility has been closed for more than one year it has lost its legal non-conforming status and must comply with the special use permit requirements. Post highway construction, Wallis Petroleum plans to re-open the existing facility for a period of eighteen months to evaluate the continued viability of the location for a convenience/gas station. Prior to the initial re-opening the site will be cleaned up and repaired to its pre-2010 condition. In addition, a new landscape island will be

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created at the intersection of North St. Peters Parkway and Kisker Road to accommodate a new ground sign and improve the aesthetics of the site. Chairman McNames opened the public hearing at 7:00 p.m. and asked anyone present that wished to comment on this petition to please come forward. Seeing no one, Chairman McNames closed the public hearing at 7:00 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. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this Petition to the Board of Aldermen subject to the Special Use Permit. The motion carried unanimously.

4. Record Plats:

- a. Ellington Place Plat Two Resubdivision of Lots 8, 8A, 9 and Common Ground C: North of Ellington Oaks Drive, west of Shady Springs Drive.

Ms. Jennifer Balsley, McBride and Son Homes, presented this to the Commission for approval. Ms. Balsley explained that Ellington Place was originally approved in 2002 with 127 lots platted. Approximately one-half of the development has been constructed. The original developer is no longer part of the project. A new developer, McBride and Son Homes, is planning to complete the project, including the construction of a stub street to the south. This street will eventually connect to Ehlmann Road, providing a second entrance to the subdivision. This plat will create the right-of-way for the stub street and adjust the adjacent lots. Mr. Rupp made a motion and Mr. Winslow seconded to recommend approval to the Board of Aldermen with the following contingencies:

1. Prior to recording, verify ownership of the common ground.
2. Prior to recording, provide verification that all taxes have been paid.

The motion carried unanimously.

1. Home Occupations (continued):

- a. Erica Hilson Photography, LLC (photography): Erica Hilson, 403 Ellin Street.

Mr. Winslow made a motion and Alderman Bateman seconded to postpone this item until the April 2nd Planning and Zoning Commission meeting. The motion carried unanimously.

A motion was made by Mr. Westhoff seconded by Mr. Rupp to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 7:05 p.m.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission