



MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF NOVEMBER 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 silence was observed for former Mayor Tom Brown.

PLEDGE OF ALLEGIANCE:

All in attendance said the Pledge of Allegiance.

ATTENDANCE:

Those in attendance were: Chairman Keith McNames; Bill Rupp; Larry Sachse; Gary Westhoff; Janet Shetterly; Bill Yoffie; Steven Bailey; Pat Kelley; Michael Utter; Marilyn Shaikewitz; Alderman Patrick Barclay; Julie Powers, Director of Planning, Community and Economic Development; Roger Stewart, Building Commissioner; Ken Braunfeld, Planning Coordinator; and Melissa Vollmer, Recording Secretary. Liane Sargent, City Engineer, and Chris Winslow were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the October 1, 2014 Planning and Zoning Commission meeting. 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 agenda requiring Board of Alderman action would be on the November 13th Board of Alderman meeting. Mr. Rupp invited everyone to attend the Veterans Day Ceremony on November 11th and the Pearl Harbor Day Ceremony on December 7th; both will be held at City Hall.

NEW BUSINESS

1. Home Occupations:

- a. Creative Celtics (daycare): Jennifer Redell, 12 Sunny View Court.

Ms. Jennifer Redell and Ms. Sarah Lewis presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this item with the following contingencies:

1. A maximum of four (4) children other than those related to the operator shall be permitted at any one time during the day.

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2. Parking for drop off and pick up of children shall be in the driveway.
The motion carried unanimously. Mr. Steven Bailey abstained from voting.

b. The Steeping Pot (online sale of e-cigarettes & accessories): Charles Forrester, 1301 Woodridge Dr.

Mr. Charles Forrester presented this to the Commission for approval. Alderman Barclay questioned if Mr. Forrester had received approval from the Sun River Village Apartment Complex Management, acknowledging that they were ok with him running this home occupation from his apartment. Mr. Forrester indicated that he has provided the letter to staff. Alderman Barclay questioned Mr. Forrester as to how he will be verifying the age of his customers online. Mr. Forrester indicated that he would be using ageverify.com to verify patrons ages on the front end and could then use EVC age verification on the back end to verify the patrons age through their credit card information. Alderman Barclay made a motion and Mr. Westhoff seconded to add the following contingency: Use age verification (EVC) to obtain the patrons age through credit card information. The motion carried unanimously. After general discussion among the Commission regarding the age verification process online and how brick and mortar businesses handle online sales, Mr. Westhoff made a motion and Mr. Bailey seconded to postpone this item until the December 3rd Meeting to allow staff to research the online sales process. The motion carried unanimously.

2. Other:

a. Eldorado Plaza: North side of Mexico Road, east side of Grand Teton Drive (Dollar Tree Plaza) – Amended Planned Urban Development (PUD).

Mr. Ken Azar, Ken's Alley Tattoo, presented this to the Commission for approval. Mr. Azar explained that he is a new tenant in the Dollar Tree Plaza shopping center. Mr. Azar operates a tattoo facility and is requesting the addition of piercing. Mr. Azar indicated that piercing is approximately 80% of his business. Ms. Powers noted that staff was of the opinion that body piercing could be offered as an accessory use, with the total number of body piercing customers not to exceed twenty-five percent of the total customers per week. After general discussion among the Commission, the Commission members agreed to postpone this item until December to allow Mr. Azar to go through the public hearing process to amend the PUD agreement to allow body piercing without limiting the number of piercing customers. Mr. Westhoff made a motion and Mr. Bailey seconded to postpone this item until the December 3rd Planning and Zoning Commission meeting. The motion carried unanimously.

b. Reckitt Benckiser: South side of Arrowhead Industrial Boulevard, east of Kelly Boulevard – 30 Arrowhead Industrial Boulevard (amended architectural elevations).

Mr. Mike Baalman, Confluence Design Group, presented this to the Commission for approval. Mr. Baalman explained that Reckitt Benckiser is planning a large extension on top of the building. The additional area would be used for product expansion – tablets for dishwashers will be made in this new building area. The building addition will be constructed to match the existing metal building construction materials. Mr. Westhoff made a motion and Mr. Rupp seconded to approve this item with no contingencies. The motion carried unanimously.

3. Public Hearings:

- a. Petition 14-11 - SBA Telecommunications LLC: A request for a Special Use Permit in the R-1 Single Family Residential District for a wireless support structure on a 5.45 +/- acre parcel. The subject site is located on the west side of Mid Rivers Mall Drive, south of Countryside Drive, also known as 837 Mid Rivers Mall Drive (Buchholz Mortuary).

Ms. Kimberlie Nash, Site Acquisition Specialist for Black and Veatch, presented this to the Commission for approval. Ms. Nash explained that SBA Telecommunications, LLC is proposing a camouflaged wireless support structure to be located on the west side of Mid Rivers Mall Drive, south of Countryside Drive on the site of Buchholz Mortuary. The wireless support structure will be a flagpole without a flag and will be one hundred feet tall. The related equipment will be screened by an eight-foot tall vinyl fence. The proposed vinyl fence enclosure will match the screening around the adjacent trash enclosure. The wireless support structure will be served by a twelve foot wide driveway which would be located within a twenty foot wide access/utility easement and will be paved. Chairman McNames opened the public hearing at 7:15 p.m. and asked anyone wishing to speak on this petition to please come forward. Chairman McNames noted that an e-mail was received from Nikko Farmer, 4 Auchly Lane, in opposition of this tower. Mr. Mike Marchewa, 22 N. Hillview Drive, had questions related to the type of equipment and frequencies that would be output from this tower. Ms. Cait Batchelor, 11 Elmdale Lane, spoke in opposition to this petition citing a potential decline in property values. There was general discussion regarding the location of the tower on the Buchholz property. Mr. Bailey noted that he would like to see the tower moved further southeast on the property and closer to the existing parking lot. Mr. Kelley made a motion and Mr. Bailey seconded to postpone this petition until the December 3rd Planning and Zoning Commission meeting to allow Ms. Nash the opportunity to speak with the property owner regarding the potential options for the location of the tower on this property. The motion carried unanimously.

- b. Petition 14-12 - West End Church of Christ: A request for a Special Use Permit in the C-3 General Commercial District for a wireless support structure and wireless facilities on a 6.4 +/- acre parcel. The subject site is located on the northwest side of Old Highway 94, southwest of Caulks Hill Extension, also known as 3815 Old Highway 94 (West End Church of Christ). (Ward 4)

Mr. Scott Beck, representative for West End Church of Christ, presented this to the Commission for approval. Mr. Beck explained that the West End Church of Christ Church is proposing the installation of an FM broadcast antenna within a new steeple on top of the existing church to house communication equipment. The proposed steeple will be forty feet tall, on top of the forty foot tall building, for a total of eighty feet. The steeple will completely screen the communication equipment within an appropriate design element. The capacity of the steeple to add additional carriers helps reduce the need for additional towers in the area. Chairman McNames opened the public hearing at 7:32 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present, Chairman McNames closed the public hearing at 7:32 p.m. Mr. Westhoff made a motion and Ms. Shetterly 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 Alderman Barclay seconded to recommend approval of this petition to the Board of Aldermen. The motion carried unanimously.

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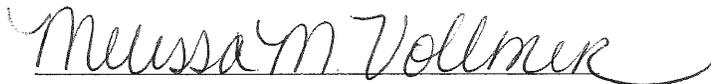
4. Site Plans:

- a. O'Reilly Auto Parts: North side of Mexico Road, east of Cave Springs Blvd.

Mr. Tom Lundberg, ESA Architects, presented this to the Commission for approval. Mr. Lundberg explained that O'Reilly Auto Parts is seeking re-approval of their site plan which expired on October 2, 2014. The project was approved at the October 2, 2013 Planning and Zoning Commission meeting with a few minor contingencies. Subsequent to this approval, O'Reilly Auto Parts completed the site plan contingencies and has been working towards completion of the engineering permit and building permit. The project was delayed while some language was finalized for an easement along the north side of the site. Although this has been complete, there was not enough time to start construction before the one year site plan approval expired. Alderman Barclay made a motion and Ms. Shetterly seconded to approve this site plan with no contingencies. The motion carried unanimously.

A motion was made by Mr. Bailey and seconded by Alderman Barclay to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 7:37 p.m.

Respectfully submitted:



Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission