



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF OCTOBER 7, 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; Chris Winslow; Denise O'Mara; Janet Shetterly; Bill Yoffie; Marilyn Shaikewitz; Pat Kelley; Larry Sachse; Gary Westhoff; Steven Bailey; Alderman Judy Bateman; Julie Powers; Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Roger Stewart, Building Commissioner; and Melissa Vollmer, Recording Secretary. Liane Sargent, City Engineer, was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Ms. Shetterly to approve the minutes of the September 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 October 22nd Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Cave Springs Heating & A/C, Inc. (heating and air conditioning): Cathy Wohldmann, 128 Green Forest Estates Drive.

Ms. Cathy Wohldmann presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Winslow seconded to approve this application with no contingencies. The motion carried unanimously.

2. Other:

- a. Gateway Church: East side of Salt Lick Road, north of Janis Ann Drive – 250 Salt Lick Road. (Use Approval – temporary pumpkin patch)

Mr. Steve Brown, Board Member of Gateway Church, presented this to the Commission for approval. Mr. Brown explained that Gateway Church is requesting approval of a temporary outdoor pumpkin sales area

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during the month of October. Sales would begin October 17th and end on October 31st. The sales area will be just off the parking lot, near the front of the building. Mr. Brown noted that all products that are not sold during this time will either be recycled or composted. Mr. Westhoff made a motion and Mr. Bailey seconded to approve this temporary use with the following contingencies:

1. All pumpkin/fall item displays and sales shall be contained within the designated area.
2. The pumpkin/fall item sales are permitted during October and November for three (3) years at the subject location; review by the Planning Commission shall be required if there are any complaints, issues cited by the City, or changes to the approved business or layout.

The motion carried unanimously.

- b. Ham 'n Egg: East side of Harvester Road, south of South St. Peters Parkway (Architectural Review).

Mr. Adam Pickett, Benton Design Group, presented this to the Commission for approval. Mr. Pickett explained that Ham 'n Egg is proposing the reuse of the vacant Sonic Drive-in on Harvester Road. As part of the reuse of the building, the new owner has proposed several upgrades to the property. The front of the building will be expanded towards Harvester Road. Mr. Pickett explained that with the expansion of the building, they will now be able to accommodate 50-55 patrons inside the restaurant. No outside seating is planned. The new front will have the same shape of the existing front, but will be clad in brick with a decorative trip cap. A brick wainscot will be added to the remainder of the building, including a decorative trim cap on the rear. The old Sonic Drive-in canopies will be partially removed with the remaining refaced to provide an aesthetic accent to the building. The existing parking lot and curb cuts will remain and the landscaping will be refurbished including the plating of new street trees. Mr. Pickett noted that the original pole sign will be removed and a monument sign will be erected to advertise the business. Mr. Westhoff made a motion and Ms. O'Mara seconded to approve this architectural modification.

3. Public Hearings:

- a. Intent to establish zoning for newly annexed properties: Kuhlmann property, east and west sides of Mid Rivers Mall Drive, south of Didion Drive.

Ms. Julie Powers presented this to the Commission for approval. Chairman McNames opened the public hearing at 6:51 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 6:51 p.m. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend I-2 Heavy Industrial District zoning to the Board of Aldermen. The motion carried unanimously.

- b. Intent to establish zoning for newly annexed properties: Kiely property, north side of Mexico Road, west of Belleau Creek Road.

Ms. Julie Powers presented this to the Commission for approval. Chairman McNames opened the public hearing at 6:51 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 6:51 p.m. Mr. Winslow made a motion and Ms. O'Mara seconded to recommend C-2 Community Commercial District zoning to the Board of Aldermen. The motion carried unanimously.

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- c. Intent to establish zoning for newly annexed properties: Kiely property, north side of Mexico Road, west of Belleau Creek Road.

Ms. Julie Powers presented this to the Commission for approval. Chairman McNames opened the public hearing at 6:51 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 6:51 p.m. Ms. O'Mara made a motion and Mr. Yoffie seconded to recommend C-3 General Commercial District zoning to the Board of Aldermen. The motion carried unanimously.

3. Record Plats:

- a. A Resubdivision of St. Peters Village Plat Twelve: East side of Mid Rivers Mall Drive, south of McMenemy Road.

Ms. Christine Look, Pickett Ray & Silver, presented this to the Commission for approval. Ms. Look explained that Village Mall is an existing development located on the east side of Mid Rivers Mall Drive, south of McMenemy Road. In February, 2015 the Commission approved an amended plan which included the removal of part of the building – approximately 4,000 square feet – and the construction of a new 3,000 square foot freestanding building. The new building will be at the southwest corner of the site near Mid Rivers Mall Drive. The subject plat will create two lots – one for the remaining original building and the second for the new building. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Indicate the cross access and parking easement between the new lots.
2. Rename the plat as "A Re-subdivision of St. Peters Village Plat Twelve (formerly St. Peters Village Plat 12 and Plat 13).
3. Prior to recording:
 - a. Provide seal and signature.
 - b. Provide verification that the taxes have been paid on the property.
 - c. Provide digital media copy of the plat.

The motion carried unanimously.

A motion was made by Mr. Bailey and seconded by Ms. Shaikewitz to adjourn the meeting at 6:55 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission