



MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF SEPTEMBER 3, 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; Bill Yoffie; Larry Sachse; Gary Westhoff; Janet Shetterly; Chris Winslow; Steven Bailey; Pat Kelley; Marilyn Shaikewitz; Alderman Patrick Barclay; Julie Powers, Director of Planning, Community and Economic Development; Roger Stewart, Building Commissioner; Ken Braunfeld, Planning Coordinator; Liane Sargent, City Engineer, and Melissa Vollmer, Recording Secretary. Mr. Bill Rupp was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the August 6, 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 September 25th Board of Alderman meeting. Ms. Powers explained that there's an upcoming training class at UMSL and that she would forward the information on to the Commissioners.

NEW BUSINESS

1. Home Occupations:

- a. Northern Belle Estate Sales, LLC (estate sales and asset liquidation): Tammy Welters, 711 Brickingham Drive.

Ms. Tammy Welters presented this to the Commission for approval. Mr. Winslow made a motion and Mr. Westhoff seconded to approve this application with the following contingency:

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1. All vehicles used in conjunction with the business must be parked in the garage or driveway. The motion carried unanimously.

b. DeAnna Pipkin (tarot card readings for parties or businesses): DeAnna Pipkin, 14 Meadow Ridge Drive.

Ms. DeAnna Pipkin presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this application with the following contingency:

1. Customers/clients that come to the residence shall park in the driveway.

The motion carried unanimously.

c. Creative Solutions, LLC (maintenance, repair and cleaning): Jason Schaaf, 36 Spring Way Drive.

Mr. Jason Schaaf presented this to the Commission for approval. Mr. Kelley made a motion and Mr. Yoffie seconded to approve this application with no contingencies. The motion carried unanimously.

2. Other:

a. Street Vacation – Wellness Drive: West side of Jungermann Circle, east of BJC St. Peters Drive.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject street right-of-way vacation involves the existing Wellness Drive which is within the BJC campus. A new road planned for the area will align with the existing alignment of Jungermann Circle and will provide access to Veterans Memorial Parkway and to the existing businesses in this area – Long John Silver's and Enterprise Car Leasing. With the new road, Wellness Drive will function more as an internal BJC campus road and should, therefore, not be part of the City's road system. This roadway vacation will allow BJC to install crosswalks for their staff across Wellness Drive between the hospital and the new medical building. Mr. Winslow made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen. The motion carried unanimously.

b. Queensbrooke Village: West of Harvester Road, south of Queensbrooke Boulevard – PUD Amendment.

Mr. Jeff Moon, Bax Engineering, and Mr. Douglas Whitlock, Attorney, presented this to the Commission for approval. Mr. Moon explained that the Queensbrooke development was initiated in 2003; it was approved for a mixed use development including townhouses, multi-unit condominium buildings, and commercial uses. To date, one of the condominium buildings and about two-thirds of the townhouses approved on the original plan have been developed. At this time, a new developer is proposing modification of the development to replace the mixed use buildings parallel to Route 364 with additional multiple family buildings which are duplicates of the condominium building; a community building would also be added. The developer would construct the additional two multiple family buildings already approved south of the existing condominium building and the clubhouse as phase one of the development. The other three buildings would be built as part of phases two and three. The buildings will have elevators and will be a mix of one and two bedroom units. The developer is submitting this project to the Missouri Housing Development Corporation for tax credits. It would be limited to senior citizens with limited income. The proposed units would be the same as the existing condominium buildings

except the decks are flush with the façade rather than extending out from the building façade and there are no bay windows. Alderman Barclay made a motion and Mr. Westhoff seconded to recommend approval to the Board of Aldermen. The motion carried unanimously.

3. Public Hearings:

- a. Petition 14-10 – Self Inflicted Studios, LLC: A request for a Special Use Permit in the C-3 General Commercial District for a tattoo/piercing establishment on a 2.32 +/- acre parcel. The subject site is located on the north side of Mexico Road south of Veterans Memorial Parkway, also known as 3899 Veterans Memorial Parkway (Blackstone Center).

Ms. Tara Kramer presented this to the Commission for approval. Ms. Kramer explained that the proposed use will be located within an existing tenant space in an existing retail shopping center known as Blackstone Center. The center is located at the northeast corner of Veterans Memorial Parkway and Cave Springs Road. The facility will provide tattoos and piercing to individual clients. The applicant currently has an established tattoo facility in St. Louis that they are intending to relocate to St. Peters. Ms. Kramer noted that a majority of their clients are from the St. Charles County area and this is the reason for their relocation. They feel the site location with its proximity to Interstate 70 will be great for their business and their customers. The facility will comply with all State and City license and health requirements related to tattoo and piercing establishments. Chairman McNames opened the public hearing at 7:07 p.m. and asked anyone present to speak on this petition to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:07 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. Winslow made a motion and Mr. Yoffie seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

4. Site Plans:

- a. Queensbrooke Village: West of Harvester Road, south of Queensbrooke Boulevard.

Mr. Jeff Moon, Bax Engineering, presented this to the Commission for approval. Mr. Moon explained that the new development proposal includes additional multiple family buildings as well as a community building. The development would be constructed in three phases. The buildings have elevators and will be a mix of one and two bedroom units with each building containing twenty-four units. The proposed units would be the same as the existing condo building except the decks are flush with the façade rather than extending out from the building's façade. The materials used in the new buildings will be the same as the existing building. Alderman Barclay made a motion and Mr. Kelley seconded to approve this site plan with the following contingencies:

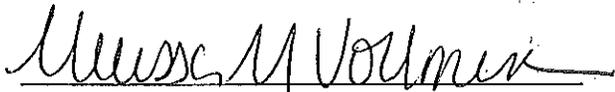
1. Coordinate water quality features with the Engineering Department on the project improvement plans.
2. Obtain Fire District approval of the revised plan.
3. Obtain landscape plan approval by the Parks Department.
4. Provide a detail of the proposed trash enclosure.
5. Provide a detail of the proposed light standard.

The motion carried unanimously.

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A motion was made by Mr. Yoffie and seconded by Ms. Shetterly to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 7:15 p.m.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Melissa M. Vollmer", written over a horizontal line.

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission