



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF FEBRUARY 6, 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: Chairman Keith McNames; Gary Westhoff; Janet Shetterly; Marilyn Shaikewitz; Bill Rupp; Brynn Palmer; Larry Sachse; Steven Bailey; Pat Kelley; Bill Yoffie; Alderman Jerry Hollingsworth; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Liane Sargent, City Engineer; Roger Stewart, Building Commissioner; and Melissa Vollmer, Recording Secretary. Chris Winslow was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Rupp to approve the minutes of the January 2, 2013 Planning and Zoning Commission meeting as presented. All in favor, the motion carried.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Keith McNames explained procedures. Ms. Powers noted that the items requiring Board of Alderman action would be on the February 28, 2013 Board of Alderman Meeting.

NEW BUSINESS

1. Home Occupations:

- a. RealAd, Inc. (real estate brokerage): Gordon Bernardy, 1010 Gingerwood Circle.

Mr. Gordon Bernardy presented this to the Commission for approval. Alderman Hollingsworth made a motion and Mr. Westhoff seconded to approve this item with the following contingency:

1. All clients shall park in the driveway.

All in favor, the motion carried.

- b. Beljo Services (sales distribution of snack items): Joseph Cormier, 100 Cardinal Villas Drive.

Mr. Joseph Cormier presented this to the Commission for approval. Mr. Rupp made a motion and Alderman Hollingsworth seconded to approve this item with no contingencies. All in favor, the motion carried.

2. Public Hearings:

- a. Petition 13-01 – Carpenter Bus, LLC: A request for a special use permit for a new motor vehicle franchise dealer operating a parts and service department in conjunction therewith (new/used bus sales, parts, and service) and vehicle rental. The subject site is located on the south side of Veterans Memorial Parkway, east of Belleau Creek Road (former Winner's Point).

Chairman McNames made a motion and Alderman Hollingsworth seconded to withdraw this item from the agenda at the applicant's request. All in favor, the motion carried.

- b. Petition 13-02 – Bridgeway Behavioral Health, Inc.: A request for a special use permit for an outpatient treatment facility for alcohol and drug abuse in the I-1 Light Industrial District. The subject site is located on the east side of Parkway Drive, north of I-70 Service Road North (2120 Parkway Drive).

Mr. Mike Morrison, CEO of Bridgeway Behavioral Health, Inc. presented this to the Commission for approval. Mr. Morrison explained that the proposed site is on the north side of Interstate 70 in an established industrial/office area. Mr. Morrison explained that Bridgeway will use the entire building for office space for counseling including drug and alcohol counseling. Bridgeway Behavioral Health has a large service area – this office would serve mostly St. Charles County and Warren County. They also provide services to the St. Charles County Drug and DWI courts. The hours of operation would be from 8:00 a.m. to 8:30 p.m., Monday through Friday, with occasional weekend activities, but no regular weekend hours. Chairman McNames opened the public hearing at 6:45 p.m. and asked anyone present to comment to please come forward. Mr. Donald Stanfeld, adjacent property owner, spoke in opposition to this petition, citing issues with a former probation/parole office nearby that caused him to lose tenants in his building. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:49 p.m. Mr. Morrison addressed the issues raised by Mr. Stanfeld and noted that there would be security cameras on the premises and that he would be happy to meet with the tenants of Mr. Stanfeld's building to explain Bridgeway Behavioral Health's services and goals. Chairman McNames noted that Mr. Morrison provided the Commission with a pamphlet highlighting Bridgeway's services and would like the pamphlet to be made part of the record. Mr. Westhoff made a motion and Alderman Hollingsworth seconded to adopt staff's Findings of Fact as the Commission's Findings' of Fact. All in favor, the motion carried. Alderman Hollingsworth made a motion and Mr. Rupp seconded to recommend approval to the Board of Aldermen. All in favor, the motion carried.

- c. Petition 13-03 – Pandora Ink: A request for an amendment to a Planned Urban Development (PUD) to permit a tattoo establishment on a 5.27 acre parcel. The subject site is located on the north side of Mexico Road, east side of Grand Teton Drive (Dollar Tree Plaza).

Mr. Jonathan Broadhurst, CEO of Pandora Ink, presented this to the Commission for approval. Mr. Broadhurst explained that the proposed use will be located within an existing tenant space in an existing retail shopping center. The facility will provide tattoos to individual clients. The facility will have a medical office appearance and atmosphere, with tattoos applied in individual rooms rather than the more casual open atmosphere typical of tattoo establishments. Mr. Broadhurst also noted that he wants to operate an upscale facility that adheres to the highest professional standards including cleanliness. Mr. Broadhurst also noted that the hours of operation will be from 9:00 a.m. to 9:00 p.m. Monday through Thursday and from 9:00 a.m. to 10:00 p.m. on Friday and Saturday. At this time, he is unsure if the business will be open on Sunday. Chairman McNames opened the public hearing at 7:09 and asked anyone present to comment to please come forward. Ms. Diane Robinson, 2 Connemara Court, spoke in opposition to this petition citing a decrease in property values. Ms. Georgina Mudd, resident of Drover's Crossing, spoke in opposition to this petition citing issues with decreasing property values and the proximity of another tattoo establishment. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:16 p.m. Alderman Hollingsworth noted

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that the Commission received two e-mails in opposition to this petition, one from Ms. Robinson and one from Ms. Musler, 4 Kimberly Road. Alderman Hollingsworth addressed the issues raised by Ms. Robinson and Ms. Mudd. Alderman Hollingsworth made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen. With a majority in favor, the motion carried.

3. Preliminary Plats/Site Plans:

a. Plaza Tire Center: North side of Mexico Road, east of Cave Springs Boulevard.

Mr. Scott Rhodes, Vice President of Plaza Tire, Mr. Mark Doering, Doering Engineering, and Mr. Al Levine, Levine Architects, presented this to the Commission for approval. Mr. Rhodes explained that the proposed project includes the re-development of the former three acre Royal Oaks Chrysler auto dealership and adjacent used car annex building at the northeast corner of Mexico Road and Cave Springs Boulevard. The existing auto dealership will be removed and the property will be subdivided into three lots with an internal cross-access drive. Mr. Doering explained that the first phase of the development will be the construction of a new 7,473 square foot auto repair facility on Lot 1. This phase will also include the majority of the cross-access drive. Development or redevelopment of Lots 2 and 3 will occur in the future. The existing annex building on the future Lot 2 (former Health Quarters building) will remain. The development will also include some of the newly adopted water quality design standards. This includes a large native vegetation area in the middle of the site to filter storm water impurities. Mr. Levine explained that the building will be all masonry with decorative brick pillars on all four sides with the signature Plaza Tire metal awning band along the front. The scored grey upper section of the building is an EIFS/stucco material applied over concrete. No rooftop utilities are planned for the roof of the building. Mr. Westhoff made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. Coordinate the location and type of curb cuts at the northwest side of lot 2 and the east side of lot 3 with the Engineering Department.
2. Provide a record plat to subdivide the property including cross-access driveway and standard utility easements.
3. Coordinate the final location of the fire hydrants with the Building Department.
4. Coordinate the final landscape plan with the Planning Department and obtain compliance with Chapter 535 Tree and Landscape requirements.
5. Coordinate the final lighting plan with the Planning Department.

All in favor, the motion carried.

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 7:20. All in favor, the motion carried.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission