



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF APRIL 6, 2016
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; Chris Winslow; Denise O'Mara; Janet Shetterly; Steven Bailey; Marilyn Shaikewitz; Gary Westhoff; Larry Sachse; Pat Kelley; 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 Mr. Kelley to approve the minutes of the March 2, 2016 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 April 28th Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Ken's Home Repair (handy work): Kenneth Clifford, 72 Crescent Hills Drive.

Mr. Kenneth Clifford presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Sachse seconded to approve this application with the following contingency:

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

The motion carried unanimously.

- b. Mountain Man Targets (manufacturing/powder coating): Francis Cather, 6 Warm Springs Ct.

Mr. Francis Cather presented this to the Commission for approval. Chairman McNames made a motion and Ms. Shetterly seconded to add the following contingency: Work with the Building Department and Fire Department to meet fire safety codes. The motion carried unanimously. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. Work with the Building Department and Fire Department to meet fire safety codes.

The motion carried unanimously.

Planning and Zoning Commission Meeting Minutes
April 6, 2016

- c. Clearview Window Cleaning (window cleaning/power washing): James Smith, 4 Marianne Court.

Mr. James Smith presented this to the Commission for approval. Mr. Winslow made a motion and Ms. O'Mara seconded to approve this application with the following contingency:

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

The motion carried unanimously.

- d. Anthony's Lawn Maintenance, LLC (landscaping): Cinthia Cormier, 10 Green Pines Circle.

Ms. Cinthia Cormier presented this to the Commission for approval. Ms. Shetterly made a motion and Mr. Bailey seconded to approve this application with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. All equipment stored on or in the business vehicle/trailer shall be screened from public view with an appropriate cover.
3. All employees must meet at customer locations; no employees shall meet at the home.
4. No cleaning of equipment shall be done at the residence.

The motion carried unanimously.

2. Public Hearings:

- a. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that multiple developments in the Premier 370 development have been submitted or discussed during recent months. With the new development activity, needed changes in the St. Peters Lakeside 370 Special District regulations have become evident. Ms. Powers went over the changes included in the draft ordinance. Chairman McNames opened the public hearing at 6:56 p.m. and asked anyone wishing to speak on this item to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 6:56 p.m. Mr. Winslow made a motion and Ms. Shetterly seconded to recommend approval of these code changes to the Board of Aldermen. The motion carried unanimously.

A motion was made by Mr. Bailey and seconded by Ms. O'Mara to adjourn the meeting at 7:00 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission