



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JANUARY 2, 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; Chris Winslow; Larry Sachse; Steven Bailey; Pat Kelley; Bill Yoffie; 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. Alderman Jerry Hollingsworth was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Rupp to approve the minutes of the December 5, 2012 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 January 24, 2013 Board of Alderman Meeting.

OLD BUSINESS:

1. Home Occupations:

- a. Lafi Couture (designer sports apparel): Ryan Brakefield, 12 Coachlight Station.

Ms. Shioban Murphy, representative for Lafi Couture, presented this to the Commission for approval. Ms. Powers noted that a neighbor was in attendance at the December 5th meeting and spoke to staff after the meeting about issues with parking on this street. Mr. Winslow made a motion and Mr. Rupp seconded to approve this item with the following contingency:

1. All customers shall park in the driveway.

All in favor, the motion carried.

NEW BUSINESS

1. Home Occupations:

- a. Xtreme Xteriors (lawn care and landscaping): Alex Henry, 403 Hidden Lake Drive.

Mr. Alex Henry presented this to the Commission for approval. Chairman McNames made a motion and Mr. Winslow seconded to add the following contingency: No cleaning of equipment shall be done at the residence. All in favor, the motion carried. Mr. Westhoff noted that the letter that Mr. Henry sent to his neighbors indicated that the Planning and Zoning meeting to consider his home occupation application would be held on February 1st. Mr. Winslow made a motion and Mr. Yoffie seconded to approve this item on the condition that no negative feedback is received from the neighbors in the next thirty days, 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 shall be screened from public view with an appropriate cover.
3. No cleaning of equipment shall be done at the residence.

All in favor, the motion carried.

2. Other:

- a. Celtic: North side of North St. Peters Parkway, east of Harvester Road – PUD Amendment.

Mr. Doug Tiemann, Pickett Ray and Silver, and Mr. Troy Coats, Niebur Development, LLC, presented this to the Commission for approval. Mr. Tiemann explained that the subject property is located on the former Raintree Nursery site. The new applicant, Niebur Development, is the owner under contract to purchase and complete the Celtic development which began in 2005. To date only two of the multi-building apartment buildings have been completed. There has been no construction activity over the last several years leaving the majority of the property undeveloped. The original design of the development and buildings included upscale brick, stone, and vinyl materials, as well as elevators and underground parking in many of the buildings. After the project was started an amended site plan was approved by the Planning and Zoning Commission on May 2, 2007. This amendment included a reduction in the size of the buildings and a reduction in the unit size to approximately 900 square feet. This amendment also removed underground parking and elevators. In March of 2010 the site plan was amended by the Planning and Zoning Commission to incorporate the density as approved by variance 09-I. The new developers have noted that the housing market has shifted substantially since the beginning of the project whereby renters desire smaller units with more amenities to maintain affordable prices. Therefore, the applicant obtained approval via variance petition 12-AA on December 12, 2012 to amend variance Petition 09-I, allowing for an additional increase in density for a reduction in unit size. Some of the units will be smaller and the overall density of the site will increase, the visual impact on the site will not be particularly noticeable. By reducing the size of the buildings and the use of a more creating building layout, the site will maintain a similar amount of open space to what was proposed on the original site plan. The revised design of the buildings continues the upscale appearance of the development. The development will also continue to include on site amenities such as a clubhouse and a swimming pool. Ms. Shetterly made a motion and Mr. Rupp seconded to approve this minor PUD amendment subject to the draft PUD amendment provided to the Commission for approval. All in favor, the motion carried.

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- b. Petition 10-03 – Daniel and Judith Fetsch: North side of Interstate 70 North Service Road, east of Mid Rivers Mall Drive (CPD Amendment).

Mr. Ted Stewart, I-70 Shoppers Fair, presented this to the Commission for approval. Mr. Stewart explained that Petition 10-03 was originally approved in May, 2010 to allow development of an open air market, a family fun area, and a hotel. The development was planned in phases including an initial phase of several pavilion buildings, a second phase of additional pavilions and an enclosed sale building and additional parking. Construction of the development did not occur right away after approval, as originally planned. Mr. Stewart noted that they requested an initial modification to the governing ordinance to address phasing to allow the enclosed building to be in the initial phase. This amendment was approved in January 2011. In December, 2011, an amendment to the CPD was approved to allow temporary tents to supplement the building area in the initial phase of the development. The tents would be in good condition and arranged in an orderly fashion in the central part of the site and on the future building area adjacent to the first phase of the building. The amendment was approved allowing the tents to be used until November, 2012 with certain limitations. Mr. Stewart explained that due to unforeseen circumstances, the facility did not open in 2012; however, these issues have been addressed and they are ready to move forward with constructing the Phase I building. The project has not changed from what was originally approved and amended – there will be a main market building in Phase I, including restrooms, followed by open air structures and off-site parking in Phase II. Parking for Phase I will be on-site. Mr. Stewart noted that they are requesting allowed continuance of the uses outlined in the CPD, item N, the ability to supplement the building in Phase I with tents, and the re-approval of the site plan as the one year approval of the plan has expired. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval to the Board of Aldermen. With a majority in favor, the motion carried. Mr. Rupp abstained.

3. Site Plans:

- a. GFS Marketplace: West side of Mid Rivers Mall Drive, north of Mexico Road.

Mr. Ryan Sytsma, GFS Marketplace, presented this to the Commission for approval. Mr. Sytsma explained that the proposed development is a 15,856 square foot retail foodservice and party supply store which will be built on the site to the north of the Red Robin restaurant. Access to the site will be via a curb cut onto Mid Rivers Mall Drive which will also serve Red Robin. The building is a combination of EFIS and masonry; it is treated with architectural features which highlight the entry, including awnings and a pitched façade above the door. A wainscot of masonry trim is included on the prominent elevations – the east and south which are oriented to Mid Rivers Mall Drive. Mr. Winslow made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. Coordinate with the Engineering Department regarding the detention basin, overall storm water management, and water quality features.
2. Comply with Chapter 535 Municipal Tree and Landscape Requirements.
3. Finalize the building design with the Planning Department.

All in favor, the motion carried.

- b. Celtic: North side of North St. Peters Parkway, east of Harvester Road.

Mr. Doug Tiemann, Pickett Ray and Silver, and Mr. Troy Coats, Niebur Development, presented this to the Commission for approval. Mr. Tiemann explained that the subject site is located on the former Raintree Nursery site, on the North side of North St. Peters Parkway, west of Heritage Crossing. Mr. Tiemann noted that as explained earlier this evening, the Celtic development was originally approved by the Planning and Zoning Commission on September 7, 2005 as an R-3 PUD. Over the last several years various site plans, minor PUD Amendments, and density variances have been granted to bring the project in line with current development patterns. As noted earlier, the architectural design of the proposed buildings are attractive and will blend with the two existing buildings. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this item with the following contingencies:

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1. Coordinate the relocation of the on-site public water line to allow a looped connection, to the future public water line, on the east side of the site.
2. Label the water line under the proposed club house and proposed building 14 as private and to be removed.
3. Coordinate with the Planning Department the type and style of fencing around the detention basin and call out the access gate.
4. Coordinate the final location of the proposed accessible parking spaces with the Planning Department.
5. Finalize the landscape plan with the Planning Department and obtain compliance with Chapter 535 Tree and Landscape requirements.
6. Coordinate the final architectural design of the buildings and the 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