



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MARCH 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; John Durajczyk; 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 and Janet Shetterly were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Rupp to approve the minutes of the February 6, 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 March 28, 2013 Board of Alderman Meeting.

NEW BUSINESS

1. Home Occupations:

- a. J. Reese Photography (photography): Jill Reese, 223 Jody Drive.

Ms. Jill Reese presented this to the Commission for approval. Alderman Hollingsworth made a motion and Mr. Rupp seconded to approve this item with the following contingency:

1. All clients shall park in the driveway.

All in favor, the motion carried.

- b. Thaller Family Lawns and Landscapes (lawn care & landscaping): Nicholas Thaller, 432 Omar Court.

Mr. Nicholas Thaller presented this to the Commission for approval. Chairman McNames made a motion

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and Mr. Westhoff seconded to add the following contingency: Trailer shall be parked/stored in the garage as indicated on the application. All in favor, the motion carried. Alderman Hollingsworth made a motion and Mr. Durajczyk seconded to approve this item with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. No employees shall meet at the residence.
3. No cleaning of equipment shall be done at the residence.
4. All equipment stored on or in the business vehicle shall be screened from public view with an appropriate cover.
5. Trailer shall be parked/stored in the driveway as indicated on the application.

All in favor, the motion carried.

c. Cookie Mama's House (childcare): Marilyn Elizabeth Caldwell, 5 Cedarwood Court.

Ms. Marilyn Caldwell presented this to the Commission for approval. Mr. Durajczyk made a motion and Mr. Westhoff seconded to approve this item with the following contingencies:

1. A maximum of four (4) children, in addition to those related to the operator, may be cared for at any one time during the twenty-four hour day.
2. All clients must park in the driveway for drop off/pick up.

All in favor, the motion carried.

2. Other:

a. Tinsley's Amusements: East side of Mid Rivers Mall Drive, south of Veterans Memorial Parkway – Mid Rivers Mall (use approval – temporary carnival).

Mr. Kurt Bohlmann, Mid Rivers Mall, presented this to the Commission for approval. Mr. Bohlmann explained that the proposed event is a carnival to be held April 1st through April 15th in the parking lot area between Sears and JC Penney, near Best Buy. Staff noted this is the same location as prior years and that the temporary activity occurred with no issue. Alderman Hollingsworth made a motion and Mr. Rupp seconded to approve this temporary use. All in favor, the motion carried.

b. Ultimate Defense Firing Range & Training Facility: North side of Brown Road, east of the North Service Road. (Special Use Amendment)

Mr. J.R. Smith, Musler Engineering, presented this to the Commission for approval. Mr. Smith explained that Ultimate Defense is proposing a 5,696 square foot expansion of the existing 9,447 square foot building. The expansion will include more shooting lanes, additional training and lecture space, and a basement for storage. The firing range was granted a special use permit on March 26, 2010. At that time eighteen firing range lanes were granted. Ultimate Defense is requesting an amendment to the special use to allow eight additional lanes for a total of twenty-six lanes. Alderman Hollingsworth made a motion and Mr. Westhoff seconded to recommend approval to the Board of Aldermen to modify the special use permit to read as follows:

D. Building/Facility Design:

1. The shooting range shall contain a maximum of ~~eighteen (18) lanes~~ twenty-six (26) lanes.

All in favor, the motion carried.

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3. Record Plats:

- a. Horizon Business Center Plat 2 Resubdivision of Lot 3B-3: North side of Brown Road, east of Highway 79.

Mr. Cliff Heitmann, Bax Engineering, presented this to the Commission for approval. Mr. Heitmann explained that the subject plat will subdivide the existing parcel into two, one +/- acre lots. The plat will create the standard utility easements and establish the standard front building lines. No development plans have been submitted for these lots at this time; however, the newly created lot may be used for a future expansion of Ultimate Defense Firing Range and Training Facility. Mr. Kelley made a motion and Mr. Rupp seconded to recommend approval to the Board of Aldermen with the following contingencies:

1. Items to be provided 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.

All in favor, the motion carried.

4. Site Plans:

- a. Ultimate Defense Firing Range & Training Facility: North side of Brown Road, east of the North Service Road.

Mr. J.R. Smith, Musler Engineering, presented this to the Commission for approval. Mr. Smith explained that Ultimate Defense is proposing a 5,696 square foot expansion to the existing 9,447 square foot building. The expansion will include more firing lanes, additional training and lecture space and a basement for storage. The proposed expansion will be constructed the same as the existing facility. As required by the special use permit the building addition will also have solid concrete walls with metal shielding in key locations within the firing range to direct the bullets to the collection point at the end of the firing range. The current system has proved effective in preventing any bullets from leaving the building as well as noise suppression. The site will maintain the existing landscape berm along the south side of the property. Architecturally, the building will be constructed to match the existing facility including split-face block around all four sides of the building. A block stripe of a different color, size and texture near the top of the wall is planned to break the single color split-face block. The configuration of the lot and the design requirements for the addition will place the building within the side yard setback of the east property line. In addition, the emergency exit stairways will project onto the adjacent property to the east. Mr. Smith noted that Ultimate Defense has applied for a variance from the City for the building encroachment and will obtain an easement from the adjacent property owner for the emergency exit stairway encroachment. The location of the proposed building addition will leave a ten foot gap approximately ninety feet long between the existing and proposed building. The gap is necessary to keep the majority of the building off of the existing private storm sewer line and allow the existing air-conditioning equipment in this area to remain. Chairman McNames made a motion and Mr. Durajczyk seconded to add the following contingency: Work with the Police Department regarding any additional security measures that may need to be taken for the area between the existing and proposed buildings. All in favor, the motion carried. Alderman Hollingsworth made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. Obtain a variance and the appropriate easements for the proposed building and stairway encroachment.
2. Provide a minimum eight (8) foot tall vinyl coated chain link fence and/or locking gate to prevent access between the existing and proposed building on the north side of the site.
3. Provide verification that Lot 1 will maintain the minimum number of parking spaces as required by City Code.

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4. Show the relocation of the trees on the east side of the site and obtain approval for compliance with Chapter 535 Tree and Landscape requirements.
5. Work with the Police Department regarding any additional security measures that may need to be taken for the area between the existing and proposed buildings.

All in favor, the motion carried.

Mr. Westhoff made a motion and Mr. Durajczyk seconded to adjourn the meeting at 7:00 p.m. All in favor, the motion carried.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission