



MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF OCTOBER 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 were: Chairman Keith McNames; Marilyn Shaikewitz; Bill Rupp; Janet Shetterly; Pat Kelley; Larry Sachse; John Durajczyk; Bill Yoffie; Gary Westhoff; Alderman Judy Bateman; 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. Mr. Chris Winslow and Mr. Steven Bailey were absent.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Mr. Westhoff to approve the minutes of the September 4, 2013 Planning and Zoning Commission meeting as presented. 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 on the agenda requiring Board of Alderman action would be on the October 24th Board of Alderman.

**NEW BUSINESS**

1. **Home Occupations:**
  - a. Hope Healthcare, Inc. (homecare, healthcare related): Nikko Farmer, 4 Auchly Lane.

Chairman McNames made a motion and Mr. Kelley seconded the motion to postpone this item to the end of the agenda. The motion carried unanimously.

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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).

Ms. Laura Polster, CBL Properties, presented this to the Commission for approval. Ms. Polster explained that the proposed event is a carnival to be held October 11<sup>th</sup> through October 20<sup>th</sup> 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. A motion was made by Mr. Kelley and seconded by Mr. Westhoff to approve this temporary use. The motion carried unanimously.

3. Public Hearings:

- a. Petition 13-13 – Michael E. Horstmeier: A request for a change of zoning from C-3 General Commercial District to the I-1 Light Industrial District for a 1.52 +/- acre parcel. The subject site is located on the north side of Old Highway 94, east of Jungermann Road.

Mr. Jim Exler, Musler Engineering, presented this to the Commission for approval. Mr. Exler explained that currently the site contains a vacant single-family residence. Mr. Horstmeier's grandparents had lived in the house for many years. Mr. Exler noted that Mr. Horstmeier is now requesting the property be rezoned from the C-3 General Commercial District to I-1 Light Industrial District. Mr. Horstmeier plans to develop the site with mini-warehouses/storage units, which will be developed in phases. Chairman McNames opened the public hearing at 6:40 p.m. and asked anyone present to comment on this item to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 6:40 p.m. A motion was made by Mr. Westhoff and seconded by Mr. Kelley to recommend approval of this application to the Board of Aldermen. The motion carried unanimously.

- b. Petition 13-14 – Philscc, LLC, DC III Office Properties, LLC, and Samorgan Enterprises, LLC: A request for a change of zoning from the C-2 Community Commercial District to a Commercial Planned District (CPD) for a 1.23 +/- acre tract. The subject site is located on the west side of Kisker Road, south side of Central School Road.

Mr. David Femmer and Mr. Bill Trigg, A Clothes Second, presented this petition to the Commission for approval. Mr. Femmer explained that a Clothes Second will be a resale shop for children's clothing, toys and furniture. Mr. Braunfeld noted that a dog grooming and kenneling business is also proposed in this CPD; however, the owner of the business was unable to attend the meeting due to a family emergency. Mr. Braunfeld explained the nature of the business and the requirements listed in the CPD for this type of business to occur. Chairman McNames opened the public hearing at 6:48 p.m. and asked anyone present to comment on this item to please come forward. Mr. Rick Thornhill, owner of 10 Triad South Drive, spoke in opposition to this petition, specifically the dog kenneling part of the proposal. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:52 p.m. There was general discussion regarding the persistent barking of the dogs and the requirement to keep the noise level down. Ms. Shetterly made a motion and Mr. Rupp seconded to recommend approval to the Board of Aldermen of this CPD for the northern two buildings and postpone action on the third building until next month. The motion carried unanimously. Ms. Powers noted that the CPD Ordinance presented tonight would be amended to allow the used clothing store; however, it would need to be amended after the November Planning and Zoning Commission Meeting to allow the

grooming and kenneling facility.

**4. Record Plats:**

- a. Resubdivision of Lot 2B of St. Peters Executive Centre -- Plat 4: South side of Executive Centre Parkway, west of St. Peters Centre Boulevard.

Mr. Jim Exler, Musler Engineering, presented this to the Commission for approval. Mr. Exler explained that the subject site is an undeveloped parcel on the southwest corner of Executive Centre Parkway and St. Peters Centre Boulevard. The owner is splitting the parcel into two lots and also providing City right-of-way at the corner. Mr. Westhoff made a motion and Alderman Bateman seconded to recommend approval of this record plat to the Board of Aldermen with the following contingency:

1. Prior to recording:
  - a. Verify all taxes have been paid.
  - b. Provide covenants (if there are any) for City files.
  - c. Provide any escrows required for public improvements.
  - d. Provide a digital media copy of the plat.

The motion carried unanimously.

- b. Resubdivision of Lot F of Lot 8 and an additional portion of Lot 8 of Hi Point Acres: East side of Circle Drive, north of Maple Tree Street.

Mr. Chris Pedigo, Construction Manager for Habitat for Humanity of St. Charles County, presented this to the Commission for approval. Mr. Pedigo explained that the plat will create two lots on a currently undeveloped parcel in the Hi Point neighborhood. The overall lot area is over one acre; the proposed plat will create Lot 1 which will be a one-half acre site, and Lot 2 which will be just over one-half acre. Mr. Kelley made a motion and Mr. Rupp seconded to recommend approval of the record plat to the Board of Aldermen with the following contingencies:

1. Indicate the property owner name, address and phone number.
2. Add script for the City Engineer to sign the final plat.
3. Provide state plane coordinates in four locations.
4. Provide a note on the plat that no existing hazardous liquid pipelines are within the limits of this subdivision.
5. Relabel the plat as a "Resubdivision of Parcel 1..."
6. Prior to recording:
  - a. Verify all taxes on the property have been paid.
  - b. Provide covenants (if there are any) for City files.
  - c. Provide a digital media copy of the plat.

The motion carried unanimously.

**5. Site Plans:**

- a. Self Storage Solutions: North side of Old Highway 94, east of Jungermann Road.

Mr. Jim Exler, Musler Engineering, presented this to the Commission for approval. Mr. Exler explained that the proposed development includes the removal of the residential structure and development of storage units in multiple phases. The facility will have a sliding gate at the front; patrons will then use a kiosk to access the units. The site will be completely fenced with coated chain link; several retaining walls are planned along the sides and rear of the property. As part of the initial phase, all the site grading, wall

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construction, and storm water management will be completed. The building design proposed for the mini-warehouses includes beige siding with evergreen doors and roof; the buildings will be metal. Mr. Westhoff made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. Coordinate final engineering details, including storm water management details, in conjunction with the submittal of the improvement plans.
2. Obtain final approval of the landscape plan.

The motion carried unanimously. Chairman McNames made a motion and Mr. Winslow seconded to

b. O'Reilly Auto Parts: North side of Mexico Road, east of Cave Springs Boulevard.

Mr. Paul Engel, Anderson Engineering, presented this to the Commission for approval. Mr. Engel explained that the proposed location is at the northeast corner of Mexico Road and Cave Springs Boulevard. The proposed O'Reilly Auto Parts store will be the second phase of a three phase redevelopment of the former Chrysler Dealership property. The proposed auto parts store will include a 7,452 square foot, one story building facing Mexico Road. Access will be from an internal driveway that runs through the development between Mexico Road and Cave Springs Boulevard that serves each of the three lots within the development. Mr. Engel noted that construction of the building is predominately masonry using a two-tone earth color theme. Pilasters and decorative cornice at the top and along the sides create additional interest to the building. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this item with the following contingencies:

1. Coordinate the final storm water management plan with the Engineering Department including the piping of the storm water to the existing area inlet at the east side of Lot 2.
2. Coordinate the final lighting plan including the parking and building location/fixture detail and note all fixtures to be downcast unless decorative in nature as approved by the Planning Department.
3. Coordinate the final landscape plan with the Planning Department and obtain compliance with Chapter 535 Tree and Landscape requirements.

The motion carried unanimously.

c. Alpla Expansion: North side of Arrowhead Industrial Boulevard, east of Gerber Industrial Drive.

Mr. Anthony Duncan, Architect, presented this to the Commission for approval. Mr. Duncan explained that Alpla is planning an addition to their second building in Arrowhead Industrial Park. The addition will be 60,616 square feet in area and will be located at the rear of the existing building in an area that is currently a grass field. The area will be used predominately for warehouse space with three smaller meeting/staging areas. The plan also includes a forklift connector which will link to the existing building to the east. The building elevations include the same materials and style of the original building. Alderman Bateman made a motion and Mr. Rupp seconded to approve this item with the following contingencies:

1. Finalize the lot consolidation or replatting of the site prior to issuance of a building permit for the forklift connector.
2. Finalize the building elevations with the Planning Department.

The motion carried unanimously.

1. **Home Occupations (continued):**

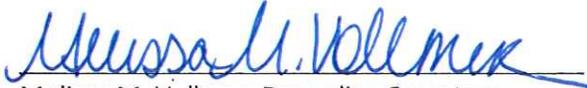
a. Hope Healthcare, Inc. (homecare, healthcare related): Nikko Farmer, 4 Auchly Lane.

Ms. Nikko Farmer presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this item without any contingencies. The motion carried unanimously.

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A motion was made by Mr. Rupp and seconded by Alderman Bateman to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 7:30 p.m.

Respectfully submitted:



Melissa M. Vollmer, Recording Secretary

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Chairman Keith McNames  
Planning and Zoning Commission