



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JULY 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; Janet Shetterly; Steve Snarzyk; Marilyn Shaikewitz; Michael Utter; Larry Sachse; Pat Kelley; Denise O'Mara; Alderman Patrick Barclay; Julie Powers; Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; and Melissa Vollmer, Recording Secretary. Steven Bailey, Gary Westhoff, Liane Sargent, City Engineer; and Roger Stewart, Building Commissioner were absent.

MINUTES:

A motion was made by Mr. Kelley and seconded by Ms. O'Mara to approve the minutes of the June 1, 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 July 28th Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Other:

- a. Gardner Development, LLC: west side of Salt Lick Road, north of Boschert Landing Boulevard – PUD Amendment – Aspen Trails.

Mr. Mike Williams, Senior Development Manager for Gardner Capital, presented this to the Commission for approval. Mr. Williams explained that the Aspen Trails development was originally approved in 2012; it is a 12.5 acre Planned Urban Development with apartments for seniors. Phase One of the project was completed and includes twelve four-plex buildings for a total of forty-eight units. Each unit has two bedrooms. A clubhouse was also constructed as part of phase one. Currently, they are proposing Phase Two of the development which will add two four-plex buildings and five six-plex buildings totaling thirty-eight units; the total project would include eighty-six one story units. Two parking spaces will be provided for each dwelling unit. The original plan showed seventy-six total units; the increased number of units can easily fit on the site and will help them respond to the high demand for these units. The site is presently served from an interior drive with parking extended between Boschert Landing Boulevard and Janis Ann. Phase Two will be served by an interior road which connects to the main entrance road. As part of the current requested PUD amendment, a second connection to Janis Ann Street is proposed to serve the units

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in Phase Two. Other proposed PUD Amendments include modifications to the building design and modifications to the landscape/site plan to include a pavilion and bocce court. The building design modifications include the removal of windows in the pitch of the roof. Mr. Yoffie made a motion and Ms. O'Mara seconded to approve these minor PUD Amendments. The motion carried unanimously.

- b. Spirit Halloween: south side of Veterans Memorial Parkway, west of Venture Drive. Use Approval – Temporary Halloween Store – former Sports Authority.

Mr. Bob Burkhart, Spirit Halloween, presented this to the Commission for approval. Mr. Burkhart explained that the proposed temporary Halloween store will be open between August 15th and November 5th. It will be located within the former Sports Authority located adjacent to Hobby Lobby on Veterans Memorial Parkway. Mr. Winslow made a motion and Ms. Shetterly seconded to approve this temporary use with the following contingencies:

1. No outside storage or display of any merchandise shall be permitted.
2. All exterior signage shall be removed by November 6, 2016.

The motion carried unanimously.

2. **Public Hearings:**

- a. Petition 16-12 – West End Church of Christ: A request for a Special Use Permit in the C-3 General Commercial District for a wireless support structure and wireless facilities on a 6.4 +/- acre parcel. The subject site is located on the northwest side of Old Highway 94 (Harvester Road), southwest of Caulks Hill Extension, more commonly known as 3815 Old Highway 94.

Mr. Gary Bond, Deacon at West End Church of Christ, presented this to the Commission for approval. Mr. Bond explained that West End Church of Christ received approval for a new steeple (wireless support structure) from the Planning and Zoning Commission and Board of Aldermen in November, 2014. Subject to this approval, the church determined that the cost of the steeple addition was much higher than initially anticipated due to structural requirements. Therefore they have decided to re-apply for a more traditional, stand alone tower design. The proposed tower will be self supporting monopole. Chairman McNames opened the public hearing at 6:45 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 6:45 p.m. Mr. Winslow made a motion and Mr. Yoffie seconded to adopt staff's Findings of Fact as the Commission's Findings of Fact. The motion carried unanimously. Mr. Yoffie made a motion and Ms. Shetterly seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

- b. Petition 16-13 – Danielle Smith d/b/a The Healing Sprout: A request for a special use permit in the C-3 General Commercial District to permit therapeutic massage on a 0.53 +/- acre parcel. The property is located on the west side of Jungermann Road, east side of Triad Center Drive, south of McClay Road – 1404 Triad Center Drive.

Ms. Danielle Smith, owner, presented this to the Commission for approval. Ms. Smith explained that she will be working within an existing chiropractic office and will provide therapeutic massages to individual clients. Her hours of operation will be Monday through Friday from 1:00 p.m. to 8:00 p.m. The facility will comply with all state and City licenses related to therapeutic massage. Chairman McNames opened the public hearing at 6:48 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 6:48 p.m. Mr. Winslow made a motion and Ms. O'Mara seconded to adopt Staff's Findings of Fact as the Commission's

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Findings of Fact. The motion carried unanimously. Ms. O'Mara made a motion and Ms. Shetterly seconded to recommend approval of this Special Use Permit to the Board of Aldermen. The motion carried unanimously.

4. Preliminary Plats and Record Plats:

- a. Cave Springs Shopping Center Plat Nine – Easement Plat: south side of Mexico Road, east of Jungermann Road – 4141-4151 Mexico Road.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject site is a small, two lot commercial center located on the south side of Mexico Road, east of Jungermann Road. The City is currently constructing road improvements which warrant the modification of the entrance to this center. During the review of the site, it was determined that the site includes two parcels which have never been platted. Therefore, the City initiated the platting of the site with the concurrence of the property owners. The plat includes the creation of the two lots originally established by deed; in addition, a cross access easement will be established and the plat will include a reference to the maintenance of the easement. Mr. Yoffie made a motion and Ms. O'Mara seconded to recommend approval of this plat to the Board of Aldermen with the following contingencies:

1. Finalize the note regarding the cross access easement including the percentage of maintenance responsibility.
2. Label each lot with a letter or number.
3. Indicate the acreage of each lot.
4. Add state plane coordinates in four locations.
5. Correct the plat name in the City certificate section.
6. Provide a digital media copy of the plat.

The motion carried unanimously.

A motion was made by Ms. O'Mara and seconded by Ms. Shetterly adjourn the meeting at 6:50 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission