



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF AUGUST 3, 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; Steven Bailey; Marilyn Shaikewitz; Michael Utter; Larry Sachse; Pat Kelley; Gary Westhoff; Alderman Patrick Barclay; 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. Denise O'Mara was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Ms. Shetterly to approve the minutes of the July 6, 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 August 25th Board of Alderman Meeting Agenda.

NEW BUSINESS:

1. Home Occupations:

- a. Tree Jay Services, LLC (tree care and landscaping): Jason Brozynski, 1613 Elizabeth Ellen Court.

Mr. Jason Brozynski presented this to the Commission for approval. Mr. Winslow made a motion and Mr. Yoffie seconded to approve this application with the following contingencies:

1. All equipment and materials must be stored inside the garage or residence.
2. Trailer used in conjunction with the business activity must be parked behind the front building line on a paved parking area or driveway per City Code Section 365.070; the trailer cannot be parked in the driveway or street.
3. All equipment or materials stored in a vehicle must be screened from public view.

The motion carried unanimously.

- b. OCD Cleaning (cleaning): Sharon Townsend, 405 N. Biltmore Way.

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

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- c. Elysium Restoration and Design (general contractor): Jason Shawver, 114 Mill Bridge Court.

Mr. Jason Shawver presented this to the Commission for approval. Mr. Westhoff made a motion and Alderman Barclay seconded to add the following contingency: All employees must meet at the jobsite; employees cannot meet at the home. The motion carried unanimously. Mr. Westhoff made a motion and Mr. Winslow seconded to approve this application with the following contingencies:

1. All equipment and materials must be stored inside the garage or residence.
2. Provide a letter from the property owner allowing operation of a business from the home.
3. All equipment or materials stored in a vehicle must be screened from view.
4. All employees must meet at the jobsite; employees cannot meet at the home.

The motion carried unanimously.

2. Other:

- a. St. Alban Group, LLC: Terminus of Mid Rivers Trade Court, east of Mid Rivers Mall Drive – Special Use Permit Amendment.

Mr. Clay Vance, Vance Engineering, presented this to the Commission for approval. Mr. Vance explained that the subject site is part of the development originally approved by the Commission on June 3, 2009. A Special Use Permit was approved by the Board of Aldermen in July 2009 for a storage lot for vehicles and materials. The special use permit applied to the rear area of the development – former Lot 1 – which includes the lot proposed for development by Mid West Gunite. In the special use permit the applicant was allowed to use a different type of paving material for the proposed storage lot. Instead of asphalt or concrete the applicant was allowed to use recycled asphalt millings mixed with a bonding agent to make the storage lot surface dust free. The surface is more pervious than typical parking and road surfaces and was better able to handle storm water runoff on site. This alternative paving surface use was approved for three years and a one year extension; that approval ended in 2015. Mr. Vance noted that at this time they are requesting the use of gravel for some of the development area on the subject lot. Mr. Winslow made a motion and Mr. Yoffie seconded to approve the use of gravel on the parking areas as depicted on the site plan. The motion carried unanimously.

3. Public Hearings:

- a. Petition 16-14 – Joseph M. Baldetti: A request for an amended Commercial Planned District (CPD) to allow the additional uses of a dance studio, fitness/aerobics salon, martial arts studio, and other indoor entertainment activities on a 2.12 +/- acre parcel. The subject site is located on the west side of Church Street, north of Mexico Road (427 South Church Street).

Mr. Joseph Baldetti, owner, presented this to the Commission for approval. Mr. Baldetti explained that he would like to open a personal training facility at the subject site. There would be approximately 3-4 trainers, training one person each at a time. The scope of the facility is modest and he anticipates no more than twelve persons to be at the facility at any one time. Mr. Baldetti noted that his hours of operation would depend on the needs of his clients, but anticipates Monday through Friday hours from approximately 6:00 a.m. to 7:00 p.m. Chairman McNames opened the public hearing at 6:56 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 6:56 p.m. Mr. Westhoff made a motion and Mr. Kelley seconded to recommend approval of the amended CPD to the Board of Aldermen. The motion carried unanimously.

b. 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 there were two draft code change ordinances being proposed. Ms. Powers noted that the first ordinance pertains to adult oriented businesses. This code change adds definitions and other conditions that will prohibit body painting in establishments in St. Peters. The second ordinance pertains to hunting within the City limits of St. Peters. This code changes add hunting of wildlife with restrictions in the I-1 and I-2 Districts. Chairman McNames opened the public hearing at 7:04 p.m. and asked anyone wishing to speak on these code changes to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:04 p.m. Mr. Winslow made a motion and Ms. Shetterly seconded to recommend approval of the code changes to the Board of Aldermen. The motion carried unanimously.

4. Site Plans:

a. St. Peters Corporate Centre III: south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard.

Mr. J.R. Smith, Musler Engineering, and Mr. Dennis Orne, LePique and Orne Architects, presented this to the Commission for approval. Mr. Smith explained that the proposed 27,321 square foot building will be the third Corporate Centre office building along Veterans Memorial Parkway, east of St. Peters Centre Boulevard. The proposed Corporate Centre III will be a multi-tenant one story professional office building with a drive through canopy for a bank. The building will be brick with stone trim along the middle and top of the building. The building will have three main entrances; one will be to the north facing Veterans Memorial Parkway, and two will face the parking lot to the south. Access to the site will be from Veterans Memorial Parkway and through existing cross-access easements with Corporate Centre I and II. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Provide a landscape plan in compliance with Chapter 535 and in compliance with Special District requirements.
2. Provide a lighting plan in compliance with special district requirements.
3. Show the sanitary sewer line along the south property line as public and note an easement will be created by separate document.
4. Label the storm sewer extension along the west property line as private.
5. Coordinate the provision of a water quality feature with the Engineering Department.
6. Finalize the height of the parapet and rooftop utility screening with the Planning Department.

The motion carried unanimously.

b. Mid-West Gunite: Terminus of Mid Rivers Trade Court, east side of Mid Rivers Mall Drive.

Mr. Clay Vance, Vance Engineering, presented this to the Commission for approval. Mr. Vance explained that the subject site is part of a development that is located on an 8.5 +/- acre parcel along Mid Rivers Trade Court, south of Ecology Drive. One lot of the development is developed with a one story office/warehouse building. The larger rear area of the development was used as a storage area per a special use permit approved in 2009; it allowed vehicles as well as materials to be stored on the site. The project related to the material storage is completed and a portion of the rear, larger lot will now be used for a swimming pool company. The development will include a shop/office building, a storage barn and related outside storage, a cement silo, and a small diesel fueling station. The cement silo will be forty-two feet in height which is

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within the height requirement of the I-2 Heavy Industrial District. Mr. Winslow made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Finalize the paved/non-paved area with staff prior to issuance of a building permit.
2. Provide a landscape plan depicting grass/vegetated areas.
3. Provide details of the lighting standards and trash enclosure.
4. Submit a record plat prior to any sale of Lot 3.
5. Work with staff on the final building design.

The motion carried unanimously.

- c. Mid Rivers Trade Park Resubdivided Lot 6: Southeast corner of Mid Rivers Trade Park and Ecology Drive.

Ms. Powers noted that the applicant would like to postpone this item until the September 7th Planning and Zoning Commission meeting. Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the September meeting. The motion carried unanimously.

1. Home Occupations (continued):

- b. OCD Cleaning (cleaning): Sharon Townsend, 405 N. Biltmore Way.

The applicant was not in attendance. Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the September 7th Planning and Zoning Commission meeting. The motion carried unanimously.

A motion was made by Mr. Bailey and seconded by Ms. Shetterly adjourn the meeting at 7:18 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission