



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MAY 6, 2015
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; Steve Snarzyk; Gary Westhoff; Janet Shetterly; Bill Yoffie; Marilyn Shaikewitz; Pat Kelley; Larry Sachse; Denise O'Mara; Steven Bailey; Alderman Bateman; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; and Melissa Vollmer, Recording Secretary. Chris Winslow, Roger Stewart, Building Commissioner; and Liane Sargent, City Engineer, were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Ms. Shetterly to approve the minutes of the April 1, 2015 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 May 28th Board of Alderman meeting. Chairman McNames welcomed Alderman Bateman to the Commission.

NEW BUSINESS:

1. Home Occupations:

- a. Golden Rule Concrete Services, LLC (flatwork construction): John Redwine III, 2 Whispering Ridge Court.

Mr. John Redwine III presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Westhoff seconded to approve this application with the following contingency:

1. All supplies and materials must be stored inside the garage or residence.

The motion carried unanimously.

- b. Shavetools.com (online retail): James Yarrow, 7340 Mexico Road.

Mr. James Yarrow presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to add the following contingency: All customers must park in the driveway. The motion carried unanimously. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

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1. All products and materials must be stored inside the garage or residence.
2. All customers must park in the driveway.

The motion carried unanimously.

- c. Apex Pools (opening and closing pools): Tim Smith, 326 Spencer Place.

Mr. Tim Smith presented this to the Commission for approval. Ms. Shetterly made a motion and Ms. O'Mara seconded to add the following contingency: All equipment stored on or in the business vehicle must be screened from public view with an appropriate cover. The motion carried unanimously. Mr. Westhoff made a motion and Mr. Yoffie seconded to approve this application with the following contingencies:

1. All supplies and materials must be stored inside the residence or garage.
2. All equipment stored on or in the business vehicle must be screened from public view with an appropriate cover.

The motion carried unanimously.

2. Other:

- a. Lowery Carnival Co., Inc.: East side of Mid Rivers Mall Drive, south of Veterans Memorial Parkway – Mid Rivers Mall (Use Approval – temporary carnival).

Ms. Laura Polster, Mid Rivers Mall, presented this to the Commission for approval. Ms. Polster explained that the application is for a carnival at Mid Rivers Mall. The event, including set up and take down, will be held from June 15, 2015 through June 30, 2015 in the parking area between Sears and J.C. Penney, near Best Buy. Mr. Westhoff made a motion and Mr. Bailey seconded to approve this temporary use. The motion carried unanimously.

- b. Baalman's Produce: North side of Main Street, east side of Second Street – Co-op parking lot (Use Approval – temporary produce stand).

Ms. Kristy Baalman, Baalman's Produce, presented this to the Commission for approval. Ms. Baalman explained that they are proposing a temporary farmer's market that would operate between approximately July and October at the Farmers' Co-op in Old Town. The market will include approximately 2-3 folding tables and 1-2 tents. Mr. Yoffie made a motion and Mr. Kelley seconded to approve this temporary use with the following contingencies:

1. Coordinate with the Planning Department regarding the location of the tents, tables and parking, and any other structures related to the market.
2. The produce sales use is permitted for three (3) years at the subject location; review by the Planning Commission shall be required if there are any complaints, issues cited by the City, or changes to the approved business layout.

The motion carried unanimously.

- c. Ellington Place: North side of Ellington Oaks Drive, west of Shady Springs Dr – PUD Amendment.

Mr. Chris Ferrari, McBride and Son Homes, presented this to the Commission for approval. Mr. Ferrari explained that McBride and Son Homes is requesting modification of the PUD Agreement to allow the same setbacks for screened porches that currently apply to decks. This will allow screened porches to extend to within ten feet of the rear property line. Mr. Kelley made a motion and Mr. Westhoff seconded

to approve this minor PUD amendment to read as follows:

10. General site design requirements:
 - a - f – no changes
 - g. The minimum deck and screened porch setback to any rear lot line shall be ten (10) feet.
 - h. Enclosed decks or porches, excluding screened porches, and room additions shall meet the minimum building setback requirements of the PUD zoning district.

The motion carried unanimously.

- d. Brewer's True Value Hardware: East side of Jungermann Road, south of Willott Road – St. Peters Towne Center (Use Approval – temporary plant sales).

Mr. David Brewer, Brewer's True Value Hardware, presented this to the Commission for approval. Mr. Brewer explained that he is requesting the establishment of a temporary outdoor display and sales area for plants and trees during the spring months. The outdoor sales area will be in place between April and October. The location will be in a portion of the parking lot which is generally in front of the store. Ms. Shetterly made a motion and Mr. Westhoff seconded to approve this temporary use with the following contingencies:

1. All plants and products shall be contained within the designated area or store.
2. The plant sales use is permitted between April and October for three (3) years at the subject location; review by the Planning Commission shall be required if there are any complaints, issues cited by the City, or changes to the approved business or layout.

The motion carried unanimously.

3. Public Hearings:

- a. Petition 15-07 – Rush Truck Centers of Missouri, Inc.: A request for a change of zoning from the I-1 Light Industrial District to the C-3 General Commercial District for a 4.2 +/- acre parcel. The subject site is located south of Veterans Memorial Parkway on the east side of Industrial Park Place West.

Mr. Doug Tieman, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Tieman explained that the subject site was developed in 1995 and included an 11,700 square foot building. The facility was constructed for I-70 Truck Center which included the sale and maintenance of trucks. The current applicant is proposing the expansion of the facility onto the adjacent property to the south. The expanded facility will include a 21,670 square foot building addition and additional parking area. To accomplish this expansion, the facility is expanding onto an adjacent lot. The original lot is 4.8 acre and the additional lot is 4 acres; therefore, the new development area is almost doubling. The new facility will be used for the sale and maintenance of new and used trucks. The current code allows for the sale of new and used vehicles in the C-3 District with a special use permit. Noting this, the expansion of the facility requires the appropriate zoning. Therefore, the applicant is requesting the rear, four acre parcel, be rezoned to the C-3 General Commercial District. Chairman McNames opened the public hearing at 6:58 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 6:58 p.m. Alderman Bateman made a motion and Ms. Shetterly seconded to recommend approval of this rezoning to the Board of Aldermen. The motion carried unanimously.

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- b. Petition 15-08 – Rush Truck Centers of Missouri, Inc. : A request for a special use permit (SUP) in the C-3 General Commercial District for a 9.3 +/- acre parcel to allow a new motor vehicle franchise dealer, including sales of new and used vehicles and vehicle maintenance. The subject site is located on the south side of Veterans Memorial Parkway on the east side of Industrial Park Place West.

Mr. Doug Tieman, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Tieman explained that the applicant is requesting a special use permit to allow the sale of new and used motor vehicles on the 9.3 +/- acre tract. The proposed special use permit would allow a trucking sales and service use similar to those in operation in the area. The use would also be similar to the smaller truck facility which originally operated on part of the subject site. The use would be consistent with the intensity of the uses in the area, including those on Industrial Park Place West. Chairman McNames opened the public hearing at 7:00 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 7:00 p.m. Mr. Westhoff 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. Kelley made a motion and Ms. Shetterly seconded to recommend approval of this application to the Board of Aldermen, subject to the special use permit. The motion carried unanimously.

- c. Intent to establish zoning for newly annexed properties: Sammelman property, south side of Mexico Road, east of Harris Drive – 7755 Mexico Road.

Ms. Julie Powers presented this to the Commission for approval. Ms. Power explained that staff is recommending R-1 Single-Family Residential zoning for this property. Chairman McNames opened the public hearing at 7:02 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 7:02 p.m. Mr. Westhoff made a motion and Mr. Kelley seconded to recommend approval of this zoning to the Board of Aldermen. The motion carried unanimously.

- d. Intent to establish zoning for newly annexed properties: Garvert Property, east of Oak Tree Street, north side of West Drive – 4110 West Drive.

Ms. Julie Powers presented this to the Commission for approval. Ms. Power explained that staff is recommending R-1 Single-Family Residential zoning for this property. Chairman McNames opened the public hearing at 7:03 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 7:03 p.m. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this zoning to the Board of Aldermen. The motion carried unanimously.

4. Site Plans:

- a. Rush Truck Centers of Missouri: North side of Veterans Memorial Parkway on the east side of Industrial Park Place West.

Mr. Doug Tieman, Pickett Ray and Silver, and Mr. Greg Siefert, GLDS Architects, LLC, presented this to the Commission for approval. Mr. Tiemann explained that the subject development was developed in 1995 and included an 11,700 square foot building. The facility was constructed for I-70 Truck Center which included the sale and maintenance of trucks. The current applicant is proposing the expansion of

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the facility onto the adjacent property to the south. The expanded facility will include a 21, 670 square foot building addition and additional parking area. The new facility will be used for the sale and maintenance of new and used trucks. Access to the site will be from a new curb cut on Veterans Memorial Parkway, shifted slightly to the west of the former entrance. A second curb cut on Industrial Park Place West is also planned. The building is comparable to others in the area. The plan includes a gravel parking area which would be part of a future parking lot. Because the code does not allow gravel surfaces, a contingency is included which would require paving of this area or obtaining a variance for a gravel pad within six months of obtaining final plan stamping. Mr. Kelley made a motion and Ms. Shetterly seconded to add the following contingency: Work with the Engineering Department regarding detention and grading. The motion carried unanimously. Mr. Westhoff made a motion and Ms. Shaikewitz seconded to approve this site plan with the following contingencies:

1. Indicate the force main that ties into a manhole at the southeast corner of Lot 1.
2. The gravel area show on the plan must be paved or a variance for gravel surface must be obtained within six months of final plan stamping.
3. Coordinate with staff regarding the final architectural elevations.
4. Work with the Engineering Department regarding detention and grading

The motion carried unanimously.

A motion was made by Mr. Kelley and seconded by Ms. Shetterly to adjourn the meeting at 7:13 p.m. The motion carried unanimously.

Respectfully submitted:

Melissa M. Vollmer, Recording Secretary

Chairman Keith McNames
Planning and Zoning Commission