



**MINUTES
 PLANNING & ZONING COMMISSION
 ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
 MEETING OF JANUARY 3, 2024 6:30 P.M.**

CALL TO ORDER:

Chairman John Luehrs 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 John K. Luehrs; Bill Yoffie; Steven Bailey; Joseph Markus; Robert Stinnett; Steve Snarzyk; Shirley Moore; Madaline Barteau; Sherry Gibson; Joshua Becker; Alderman Judy Bateman; Julie Powers, Director of Planning, Community & Economic Development, Ken Braunfeld, Planning Coordinator; George Olivas, Building Commissioner; Liane Sargent, City Engineer, and Melissa Vollmer, Recording Secretary. Ms. Renee Tillman was absent.

MINUTES:

A motion was made by Mr. Bailey and seconded by Ms. Gibson to approve the minutes of the December 6, 2023 Planning and Zoning Commission meeting. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Luehrs explained the procedures for this evening's meeting. Ms. Powers noted that the items that need Board of Alderman action would be on the January 25th Board of Alderman Meeting Agenda.

OLD BUSINESS

1. Public Hearings and Site Plans:

- a. Petition SU 23-10 – Fill & Go, LLC c/o Bax Engineering: a request for a Special Use Permit in the C-2 Community Commercial District to permit a convenience store with gasoline products and service on a 1.1 +/- acre tract. The property is located on the east side of Salt Lick Road, south of Interstate 70.

Mr. Bailey made a motion and Ms. Gibson seconded to postpone this item until the February 7, 2024 Planning and Zoning Commission meeting, at the request of the applicant. The motion was approved.

Bailey: Yes Luehrs: Yes Stinnett: Yes Markus: Yes Becker: Yes Gibson: Yes
 Snarzyk: Yes Moore: Yes Yoffie: Yes Barteau: Yes Bateman: Yes
 AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- b. BP Gas Station: east side of Salt Lick Road, south of Interstate 70.

Mr. Snarzyk made a motion and Alderman Bateman seconded to postpone this item until the February 7, 2024 Planning and Zoning Commission meeting, at the request of the applicant. The motion was approved.

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Bailey: Yes Luehrs: Yes Stinnett: Yes Markus: Yes Becker: Yes Gibson: Yes
Snarzyk: Yes Moore: Yes Yoffie: Yes Barteau: Yes Bateman: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

NEW BUSINESS

1. Public Hearings:

- a. Petition SU 23-12 – Cam Auto, LLC: a request for a special use permit in the I-1 Light Industrial District of a 0.6 +/- acre tract. The subject site is located north of I-70 Service Road North, west of Parkway Drive (2115 Parkway Drive). Proposed use: motor vehicle sales.

Mr. Cameron Halloran presented this to the Commission for approval. Mr. Halloran explained that the subject site is located west of Parkway Drive, north of Interstate 70 in an existing multi-tenant industrial building. Mr. Halloran explained that he is requesting the limited sale of used vehicles from the site. Specifically he would have an office and indoor vehicle storage space within the building and would park 8-10 vehicles outside. The vehicles are typically purchased at auction and then reviewed at a mechanic’s shop to make sure they are in good repair prior to being sold. The vehicles are brought to this site after all work has been completed on them and they are cleaned up and loaded onto a transport truck every two weeks to be sold. Typically the vehicles will be at the site for no longer than two weeks. Mr. Halloran noted that the primary focus of his business is wholesale transactions; there will not be individual customer coming to the site and meeting with salespeople like a more typical used car lot. Chairman Luehrs opened the public hearing at 6:43 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 6:43 p.m. Mr. Snarzyk made a motion and Ms. Gibson seconded to approve this special use permit. The motion was approved.

Bailey: Yes Luehrs: Yes Stinnett: Yes Markus: Yes Becker: Yes Gibson: Yes
Snarzyk: Yes Moore: Yes Yoffie: Yes Barteau: Yes Bateman: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- b. Petition RZ 23-05 – Twill Valley, LLC c/o Grant Shelton: a request for a change of zoning from C-3 General Commercial District to Commercial Planned District (CPD) to permit the sale of motor vehicles and all permitted uses in the C-3 General Commercial District on a 0.70 +/- acre parcel. The subject site is located at the terminus of Twill Valley Court, east of Jungermann Road.

Mr. Grant Shelton presented this to the Commission for approval. Mr. Shelton explained that the subject site is located on the east side of Jungermann Road at the terminus of Twill Valley Court. The proposed use will be within an existing multi-tenant office/warehouse building, built in 2001. Mr. Shelton noted that he is requesting the limited sale of used vehicles from the site. Specifically he would have office and vehicle storage space within the building and would park up to five vehicles outside on the parking lot. All vehicle interior/exterior would be in good repair and will not have any advertising or displays. Visually the parking lot will appear to contain standard customer or employee vehicles. It is anticipated that the vehicles would only be at the site for a very short amount of time. Chairman Luehrs opened the public hearing at 6:59 p.m. and asked anyone wishing to speak on this petition to please come forward. Mr. Luehrs noted that the Commission received two emails regarding this petition from Nicole Cospers, 62 Twill Valley Drive and Chris and Laura Reese, 74 Twill Valley Drive. There was general discussion among the applicant and Commission members about concerns with the parking of vehicles and the buffering between the businesses and homes that back up to this area. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 7:00 p.m. Ms. Gibson made a motion and

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Ms. Barteau seconded to recommend approval of this rezoning to the Board of Aldermen. The motion was approved.

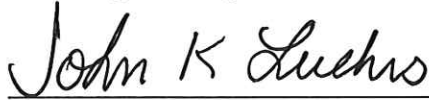
Bailey: Yes Luehrs: Yes Stinnett: Yes Markus: Yes Becker: Yes Gibson: Yes
Snarzyk: Yes Moore: Yes Yoffie: Yes Barteau: Yes Bateman: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

Mr. Bailey made a motion and Ms. Gibson seconded to adjourn the meeting at 7:02 p.m. The motion was approved.

Respectfully submitted:



Melissa Vollmer,
Recording Secretary



Chairman John K. Luehrs, Chairman
Planning and Zoning Commission