



**MINUTES
 PLANNING & ZONING COMMISSION
 ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
 MEETING OF APRIL 5, 2023 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; Steven Bailey; David Kuppler; Renee Tillman; Joseph Markus; Steve Snarzyk; Shirley Moore; John Luehrs; Madaline Barteau; Ken Braunfeld, Planning Coordinator; George Olivas, Building Commissioner; Liane Sargent, City Engineer, and Melissa Vollmer, Recording Secretary. Alderman Joyce Townsend, Sherry Gibson and Julie Powers, Director of Planning, Community & Economic Development, were absent.

MINUTES:

A motion was made by Mr. Bailey and seconded by Mr. Snarzyk to approve the minutes of the March 1, 2023 Planning and Zoning Commission meeting. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman McNames explained the procedures for this evening’s meeting. Mr. Braunfeld noted that the items that need Board of Alderman action would be on the April 27th Board of Alderman Meeting Agenda.

NEW BUSINESS

1. Other:

- a. Richmond Center Court – Lot C: terminus of Richmond Center Court, west of Richmond Center Boulevard – amended building elevations.

Ms. Lucy Stopsky, McBride Homes Architect, presented this to the Commission for approval. Ms. Stopsky explained that McBride Homebuilder has purchased the development at Richmond Center Court and will be constructing the same type of townhouse unit as originally proposed, but with an exterior similar to Deer Grove on Mexico Road. The proposed townhomes will include first floor brick fronts with gables and decorative window elements. In addition, the garage doors will include accent windows to provide additional interest. The side and rear elevations will be vinyl siding consistent with most other residential developments. Mr. Bailey made a motion and Mr. Markus seconded to approve these amended building elevations. The motion was approved.

Bailey: Yes McNames: Yes Kuppler: Yes Markus: Yes Tillman: Yes Barteau: Yes
 Snarzyk: Yes Moore: Yes Yoffie: Yes Luehrs: Yes Townsend: Absent
 AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

- b. Homestead Steaks: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval for temporary meat sales at Mid Rivers Mall.

Mr. Fisher Friend, Homestead Steaks, presented this to the Commission for approval. Mr. Friend explained that the subject approval is for meat sales activity at Mid Rivers Mall. The event will be held from April 6th until April 24th. No other dates are planned for the rest of this year. The location will be in the parking area between Macy’s and Dillard’s. A tent will be erected for the sales event. Mr. Snarzyk made a motion and Mr. Yoffie seconded to approve this temporary event with the following contingencies:

1. Obtain City Health Department approval and all required licenses.
2. Truck and canopy must be located so as to not impact a traffic lane.
3. Temporary signage shall comply with City Code.

The motion was approved.

Bailey: Yes McNames: Yes Kuppler: Yes Markus: Yes Tillman: Yes Barteau: Yes
Snarzyk: Yes Moore: Yes Yoffie: Yes Luehrs: Yes Townsend: Absent
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

2. Site Plans:

- a. Jungermann Villas (Vision Builders) – amended site plan: west side of Jungermann Road at Omar Court.

Mr. Jeff Moon, Bax Engineering, presented this to the Commission for approval. Mr. Moon explained that the proposed development is proposed for a 3.25 acre site immediately north of Omar Court on the west side of Jungermann Road. The development originally included ten attached single family units arranged around a cul-de-sac extending from Omar Court. Each unit will have a two car garage and driveway. The revised plan now shows access off of Jungermann Road and a reduced unit count of eight units. Between the site and Omar Court is a strip of former common ground that is now privately owned. That owner has indicated the area will be sold to a property owner on Omar Court and access from Omar Court across this area will not be permitted. As the site cannot be landlocked, the entrance must be from Jungermann Road. Chairman McNames opened the public comment period at 6:57 p.m. and asked anyone wishing to speak about this site plan to please come forward. 1. Ms. Kari McCann, 10 Briarwick Trail, spoke in opposition to this amended site plan. Mr. Brian McCann, 10 Briarwick Trail, spoke in opposition to this amended site plan. Ms. Karen Cort, 2 Briarwick Trail, spoke in opposition to this amended site plan. Mr. William Sanders, 20 Briarwick Trail, spoke in opposition to this amended site plan. Seeing no one else present to comment, Chairman McNames closed the public comments at 7:09 p.m. Mr. Moon addressed the issues raised during the public comment period. Mr. Yoffie made a motion and Mr. Markus seconded to approve this amended site plan with the following contingencies:

1. Finalize utility, stormwater management and sight distance/roadway issues with the engineering and utility departments on the improvement plan.
2. Coordinate the final landscape plan including street trees and compliance with Chapter 535.

The motion was approved.

Bailey: Yes McNames: Yes Kuppler: Yes Markus: Yes Tillman: Yes Barteau: Yes
Snarzyk: Yes Moore: Yes Yoffie: Yes Luehrs: Yes Townsend: Absent
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

Planning and Zoning Commission Meeting Minutes
April 5, 2023

- b. RB Manufacturing (amended site plan and building elevations): east side of Kelly Boulevard, west of Salt River Road.

Mr. Kevin Kamp, Civil & Environmental Consultants, presented this to the Commission for approval. Mr. Kamp explained that on May 5, 2021, RB Manufacturing received approval of an amended site plan for a 190,425 square foot addition to expand their production facility and construct new offices. Following this there was a shift in the market and this project was placed on hold. On October 6, 2021, RB obtained approval for the construction a new two-story, 7,526 square foot office addition on the west side of the building. This project was also placed on hold. RB later submitted an amended version of the original proposed expansion and received P&Z approval on February 2, 2022. The current proposal includes a 21,380 square foot two-story office area. The revised design will create a separate entrance for front office staff and plant employees. In addition to offices, the project will include lockers and a break room with a patio. The plan maintains the same general site layout, including an updated visitor drop off and parking lot, accessed from Arrowhead Industrial Drive. The main office and employee entrance will be constructed with tilt up concrete panels. Mr. Bailey made a motion and Mr. Markus seconded to approve this amended site plan and building elevations with the fence beyond the front building line to Kelly Boulevard and Salt River Road and with the proposed reduction in the required parking with the following contingencies:


1. Coordinate the final lighting plan with the Planning Department.
2. Coordinate the final landscape plan with the Planning Department.


The motion was approved.

Bailey: Yes McNames: Yes Kuppler: Yes Markus: Yes Tillman: Yes Barteau: Yes
Snarzyk: Yes Moore: Yes Yoffie: Yes Luehrs: Yes Townsend: Absent
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

Mr. Bailey made a motion and Ms. Tillman seconded to adjourn the meeting at 7:23 p.m. The motion was approved.

Respectfully submitted:


Melissa M. Vollmer,
Recording Secretary


Chairman Keith McNames,
Planning and Zoning Commission