



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MAY 3, 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; Robert Stinnett; Renee Tillman; Joseph Markus; Steve Snarzyk; Shirley Moore; John Luehrs; Sherry Gibson; Julie Powers, Director of Planning, Community & Economic Development, and Melissa Vollmer, Recording Secretary. Alderman Judy Bateman, Ken Braunfeld, Planning Coordinator; Liane Sargent, City Engineer and George Olivas, Building Commissioner, were absent

MINUTES:

A motion was made by Mr. Bailey and seconded by Mr. Snarzyk to approve the minutes of the April 5, 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. Chairman McNames welcomed Robert Stinnett to the Commission. Ms. Powers noted that the joint work session would be held on May 31st. Ms. Powers noted that the items that need Board of Alderman action would be on the May 25th Board of Alderman Meeting Agenda.

NEW BUSINESS

1. Record Plats:

- a. Reserve at Spencer: south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard.

Mr. Will Holman, SVN/Holman Norden, presented this to the Commission for approval. Mr. Holman that the subject property is in the Special District/Town Centre and is the property that will be developed with apartments to be known as the Reserve at Spencer. The development was approved in July, 2022 and will include 192 apartment units. The subject plat will consolidate two former lots into one lot and establish the necessary easements. Mr. Yoffie made a motion and Mr. Snarzyk seconded to recommend approval of this site plan with the following contingencies:

1. Finalize any new easement and include on the plat prior to recording or by separate document.
2. Complete the indicated easement vacations prior to issuance of building permits.
3. The following items are to be provided prior to recording:
 - a. Provide seal and signature.
 - b. Provide verification that all taxes have been paid.

Planning and Zoning Commission Meeting Minutes
May 3, 2023

c. Provide a digital medial copy of the plat.

The motion was approved.

Bailey: Yes McNames: Yes Stinnett: Yes Markus: Yes Tillman: Yes Gibson: Yes
Snarzyk: Yes Moore: Yes Yoffie: Yes Luehrs: Yes Bateman: Absent
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

b. Roos' Roost: east side of Church Street, west of Depot Street (350 N. Church Street).

Mr. Dan Stokes, Meyer & Co. Real Estate, presented this to the Commission for approval. Mr. Stokes explained that the subject property is in Old Town and is currently developed with a house on Lot 1 and a related garage on Lot 2. A variance was obtained in 2021 to allow the garage on a separate lot with the contingency that the garage could not be sold without the original lot being attached, or a new house would have to be built on Lot 2. This plat will place the garage on a separate lot. Chairman McNames made a motion and Mr. Snarzyk seconded to amend contingency #1 to read as follows: Provide a deed restriction on Lot 2 limiting the garage to residential use connected to a future home on Lot 2. The motion was approved. Mr. Snarzyk made a motion and Ms. Tillman seconded to recommend approval of this record plat with the following contingencies:

1. Provide a deed restriction on lot 2 limiting the garage to residential use connected to a future home on lot 2.
2. Verify public access to Lot 2, or establish a cross access easement to serve Lot 2.
3. Add perimeter utility easements to Lot 1 and Lot 2.
4. The following items are to be provided prior to recording:
 - a. Provide signature and seal.
 - b. Provide verification that all taxes have been paid.
 - c. Provide a digital media copy of the plat.


The motion was approved.

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

Mr. Bailey made a motion and Mr. Snarzyk seconded to adjourn the meeting at 642 p.m. The motion was approved.

Respectfully submitted:


Melissa M. Vollmer,
Recording Secretary


Chairman Keith McNames,
Planning and Zoning Commission