



AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
JANUARY 6, 2021
6:30 P.M.

- a. CALL TO ORDER**
- b. INVOCATION**
- c. PLEDGE OF ALLEGIANCE**
- d. ATTENDANCE**
- e. MINUTES**
- f. COMMUNICATIONS AND REPORTS OF OFFICERS**

- g. OLD BUSINESS**

- 1. HOME OCCUPATIONS:**
 - a. Hallows Construction, LLC (construction): James Hallows, 169 Thornway Drive. (Ward 3)
 - b. Botanica7 (consulting): Margarita Groark, 2 Allie Marie Court. (Ward 2)

- h. NEW BUSINESS**

- 1. HOME OCCUPATIONS:**
 - a. Premier Digital Solutions, LLC (consulting services): James Range, 143 Siena Drive. (Ward 4)
 - b. Biscuit Stop (baked goods): Julie Usry, 533 Timberidge. (Ward 3)
 - c. Ethio Cortex Technology Solution (online business): Aynalem Mesku, 707 Cougar Creek Trail. (Ward 1)

- 2. PUBLIC HEARINGS:**
 - a. Petition SU20-02 – Samsonite Properties LLC d/b/a Ozark Mechanical. A request for a Special Use Permit in the I-1 Light Industrial District to permit vehicle storage on a 1.2 +/- acre parcel. The subject site is located at 2108 Parkway Drive. (Ward 3)

- b. Petition SU20-03 – St. Peters Senior Partners, LLC: A request for Special Use Permit in the SD-RC Special District General Retail/Service Commercial to permit a nursing home and residential care facility on a 5.496 +/- acre parcel. The property is located on the south side of Executive Centre Parkway, east of St. Peters Centre Boulevard. (Ward 1)
- c. Petition SU20-05 – Justin Sandifer’s Enterprise, LLC and Wayne R. Schmidt Living Trust: A request for a Special Use Permit for the sale of used vehicles and vehicle storage in the I-2 Heavy Industrial District on a 1.39 +/- acre tract of ground. The subject site is located on the east side of Algana Court, north of I-70 North Service Road (25 Algana Drive). (Ward 1)
- d. Petition SU20-06 – Linda Roever/Stray Paws Rescue: A request for a Special Use Permit for a kennel in the S-D Special Old Town District on a 0.35 +/- acre tract of ground. The subject site is located on the east side of Depot Ave., north of Main Street (330 Depot Avenue). (Ward 1)

3. RECORD PLATS:

- a. Premier 370 Business Park Plat Four: north side of Highway 370, east of Spencer Road. (Ward 3)

4. SITE PLANS:

- a. Newcomer St. Peters Chapel and Crematory Expansion: west side of Mid Rivers Mall Drive, north of Willott Road. (Ward 2)
- b. Ignite Senior Living Facility: south side of Executive Centre Parkway, east of St. Peters Centre Boulevard. (Ward 1)