



AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
MAY 5, 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. SITE PLANS:**
 - a. Detail Driven Car Wash: south side of Highway 94, east of Florence Drive. (Ward 4)
 - b. Auto Nation: north side of I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)

- h. NEW BUSINESS**

- 1. HOME OCCUPATIONS:**
 - a. Assisted Living Solutions – Staffing Firm, LLC (staffing agency): Shawn Klaas, 277 Montego Ct. (Ward 1)
 - b. Geowen Business Solutions (business consulting): George Fouts, 106 Twill Valley Dr. (Ward 3)

- 2. OTHER:**
 - a. Fun Time Shows: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval - temporary carnival at Mid Rivers Mall. (Ward 1)
 - b. Farmers Market: west side of Jungermann Road, north of Willott Road –850 Jungermann Road – use approval – temporary farmers market. (Ward 3)
 - c. Petition 19-04 – Stangle Investments, LLC: west side of Mid Rivers Mall Drive, south side of Didion Dr. - special use permit time extension, site plan re-approval and architectural modification. (Ward 1)

3. PUBLIC HEARINGS:

- a. Petition RZ 21-05–Big Bear Tattoo: A request for an amended Commercial Planned District (CPD) on a 4.1 +/- acre tract. The subject site is located on the east side of Jungermann Road, north of McClay Road (1209 – 1267 Jungermann Road). Proposed use: Body Art (tattoo) facility. (Ward 4)
- b. Petition SU 21-05-ERC Construction c/o Rosemann and Associates: A request for a Special Use Permit in the C-2 Community Commercial District for a multiple family development on a 13.05 +/- acre parcel. The subject site is located on the west side of Mid Rivers Mall Drive, south of Willott Road. (Ward 2)

4. RECORD PLATS:

- a. Willott Road Subdivision: east side of Willott Road, south of Jungermann Road. (Ward 3)

5. SITE PLANS:

- a. McKelvey Marketplace Apartments: west side of Mid Rivers Mall Drive, south of Willott Road. (Ward 2)
- b. RB Manufacturing, LLC: east and west sides of Kelly Boulevard, west of Salt River Road. (Ward 1)
- c. 1564 Cornerstone Drive: east side of Cornerstone Drive, south of Old Highway 94 South. (Ward 4)
- d. Johnny Londoff Autoplex: south side of Veterans Memorial Parkway, west of Richmond Center Blvd. (Ward 1)