



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**NOVEMBER 3, 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. NEW BUSINESS**
  
- 1. HOME OCCUPATIONS:**
  - a. Sanders Capital Consulting, LLC (financial consulting): Brynn Sanders, 135 Siena Drive. (Ward 4)
  - b. Vanguard Finishes, LLC (e-commerce/firearm repair): Garrick Vanderwal, 443 Hidden Lake Dr. (Ward 4)
  - c. Backyard Bounce STL (party equipment rentals): Eric Kelling, 1217 Amberglen Drive. (Ward 2)
  
- 2. OTHER**
  - a. Complete Auto Repair: 12 Patmos Court – fence placement (Ward 1)
  
- 3. PUBLIC HEARINGS:**
  - a. Intent to establish zoning for newly annexed property: Carey/Cox, 5 Patty Ann Court. (Ward 2)
  - b. Intent to establish zoning for newly annexed property: Kellick, 4 Patty Ann Court. (Ward 2)
  - c. Intent to establish zoning for newly annexed property: Canavan, 3 Patty Ann Court. (Ward 2)

- d. Petition RZ 21-12 – VB St. Peters Real Estate LLC: A request for a rezoning from the SD-OC Special District Office/Commercial and CPD Commercial Planned District to SD-OC Special District Office/Commercial for a 6.72 +/- acre parcel. The property is located on the north side of Executive Centre Parkway, west of St. Peters Centre Boulevard. (Ward 1)
- e. Petition SU 21-10 – VB St. Peters Real Estate LLC: A request for a special use permit in the SD-OC Special District Office/Commercial to permit multiple family units on a 6.72 +/- acre parcel. The property is located on the north side of Executive Centre Parkway, west of St. Peters Centre Boulevard. (Ward 1)
- f. Petition RZ 21-14 – McBride Berra Land Company, LLC: A request for a change of zoning from the C-2 Community Commercial District to an R-1 Planned Urban Development (PUD) for a 4.5 +/- acre tract. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive. Proposed Use: Multiple family - attached single-family residences. (Ward 1)

**4. SITE PLANS:**

- a. VB St. Peters Real Estate: north side of Executive Centre Pkwy, west of St. Peters Centre Blvd. (Ward 1)
- b. Deer Grove: north side of Mexico Road, west of Deer Grove Drive. (Ward 1)