



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
SEPTEMBER 2, 2020
6:30 P.M.**

Posted 9/1/20 at 4:30 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. Distinct Home Solutions (home remodel): Micah Toler, 3023 Almond Tree Drive. (Ward 4)
 - b. Wishing Well Photography (photography): Tiffany Mayfield, 61 Brookshire. (Ward 2)

2. **OTHER:**
 - a. 308 – 314 Mid Rivers: east side of Mid Rivers Mall Drive, south of McMenamy Road – amended building elevations, 308 – 314 Mid Rivers Mall Drive (Ward 1)
 - b. Mascots, LLC: north side of Main Street, west of North Church Street – 111 Main Street - use approval/temporary business. (Ward 1)

3. **PUBLIC HEARINGS:**
 - a. Petition RZ 20-06 – Luetkenhaus Properties, Inc.: A request for a rezoning from the R-1 Single Family Residential District to a Planned Urban Development (PUD) for a 9.09 acre +/- tract of ground. The subject site is located on the west side of Spencer Road, north of Willott Road (724 Spencer Road). Proposed Use: Multiple family (attached) residences. (Ward 3)
 - b. Intent to establish zoning for newly annexed property. Foster, 1 Pine Drive (Ward 1)

4. RECORD PLATS:

- a. Resubdivision of Readjusted Lot 6 and parcel within Lot 6 of the Boundary Adjustment Plat of Lots 6 and 7 of Premier 370 Business Park Plat Two: north side of Spencer Road, north of Highway 370 (Ward 3)
- b. Sonship Plantation: west side of Sunnyside Drive, east of Birdie Hills. (Ward 2)

5. SITE PLANS:

- a. Andy's Custard: west side of Mid Rivers Mall Drive, south of Mexico Road. (Ward 2)
- b. 1555 Cornerstone (Elite Lawn and Sprinkler): west side of Cornerstone Drive, south of Old Highway 94. (Ward 4)
- c. Park Place Townhomes: west side of Spencer Road, north of Willott Road. (Ward 3)