



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
SEPTMEBR 1, 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. Woods Handyman Services (handyman): Varnell Woods, 2226 Bay Tree Drive. (Ward 2)
 - b. Hartman Tax Service (tax preparation and filing): Cameron-David Hartman, 8 Wood Court. (Ward 3)
 - c. Graylyn Strategic, LLC (consulting): Jeff Gray, 3072 Almond Tree Drive. (Ward 4)

2. **OTHER:**
 - a. Exit 11 Coffee: south side of Highway 94, west of Florence Drive – Use Approval – Drive thru coffee stand (5230 Highway 94). (Ward 4)

3. **PUBLIC HEARINGS:**
 - a. Petition SU 21-08 – CarGroup Holdngs, LLC: A request for a special use permit in the I-2 Heavy Industrial District to permit the sale of used motor vehicles on a .9 acre parcel. The property is located on the west side of Shady Springs Drive, north of Ehlmann Road, more commonly known as 4002 - 4006 Ehlmann Road. (Ward 3)
 - b. Petition SU 21-09 – Almstedt Properties, LLC: A request for a Special Use Permit in the I-2 Heavy Industrial District for a 1.6+/- acre tract. The subject site is located on the south side of Salt River Road, east of Highway 79. Proposed use: Firearm sales and service, including firearms transfers. (Ward 1)
 - c. Petition RZ 21-10 – Mia Rose Holdings, LLC c/o Premier Design Group: A request for an amended Planned Urban Development (PUD) for multiple family units on an 6.82 +/- acre parcel. The subject site is located on the west side of Dubray Drive, south of Mexico Road. (Ward 2)

d. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.

4. SITE PLANS:

a. M&M Guns – south side of Salt River Road, east of Highway 79. (Ward 1)

b. The Station at St. Peters – west side of DuBray Drive, south of Mexico Road. (Ward 2)

c. Royals Liquor – west side of Starwood Drive, north of Mexico Road. (Ward 1)

d. R&R Fiberglass Pools – south side of Veterans Memorial Parkway, west of South Gatty Road – 7381 Veterans Memorial Parkway. (Ward 1)