



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MARCH 4, 2020 6:30 P.M.**

CALL TO ORDER:

Chairman Keith McNames called the meeting to order at approximately 6:30 p.m.

INVOCATION:

A moment of silent prayer was observed.

PLEDGE OF ALLEGIANCE:

All in attendance said the Pledge of Allegiance.

ATTENDANCE:

Those in attendance were: Chairman Keith McNames; Bill Yoffie; Lori Tainter; Steve Snarzyk; Janet Shetterly; Steven Bailey; Gary Westhoff; Larry Sachse; Pat Kelley; Joseph Markus, Alderman Terri Violet; Julie Powers, Director of Planning, Community and Economic Development; Melissa Vollmer, Recording Secretary; Mark Kersten, Building Commissioner; Liane Sargent, City Engineer and Ken Braunfeld, Planning Coordinator.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the February 5, 2020 Planning and Zoning Commission meeting. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Keith McNames explained the procedures for this evening's meeting. Ms. Powers noted that the items on the agenda requiring Board of Alderman action would be on the March 26th Board of Alderman Agenda.

OLD BUSINESS

1. Home Occupations:

- a. Aspire Construction Services (general contractor): Grant Krueger, 182 Berry Manor Circle.

Mr. Grant Krueger presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Kelley seconded to approve this application with the following contingency:

1. All vehicles must be stored off-site as indicated on the application

The motion carried unanimously.

NEW BUSINESS

1. Home Occupations:

- a. Robin Yeo (internet sales): Barbara Ann Robin Yeo, 121 Saravalle Drive.

Ms. Robin Yeo presented this to the Commission for approval. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this home occupation with the following contingency:

1. All products/materials must be stored inside the residence.

The motion carried unanimously.

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b. KRB Enterprises (retail sales): Katherine Brown, 1101 Mendoza Drive.

Ms. Katherine Brown presented this to the Commission for approval. Mr. Kelley made a motion and Mr. Snarzyk seconded to approve this home occupation with the following contingency:

1. All products/materials must be stored inside the residence.

The motion carried unanimously.

c. Ron's Lawn Service & Landscaping (lawn service): Ronald Alva, 1413 Schoal Creek Drive.

Mr. Ron Alva presented this to the Commission for approval. Mr. Snarzyk made a motion and Ms. Shetterly seconded to approve this home occupation with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. All equipment stored on or in the business vehicle must be screened from public view with an appropriate cover.
3. All employees must meet at customer locations; no employees shall meet at the home.
4. No cleaning of equipment shall be done at the residence.
5. Trailer must be parked in the garage as indicated on the application.

The motion carried unanimously.

d. K Jones Counseling (therapy/counseling): Kristine Jones, 6 Dellwood Court.

Ms. Kristine Jones presented this to the Commission for approval. Mr. Westhoff made a motion and Mr. Bailey seconded to approve this home occupation with the following contingency:

1. All clients must park in the driveway.

The motion carried unanimously.

2. Record Plats:

a. Oak Creek Hills Plat 1 Resubdivision of Lots 56, 57, 96 and 97: east side of Spencer Road, south of Heather Drive.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that previously the City obtained lots fronting on Spencer Road to complete the widening of Spencer Road. These lots, in the Oak Creek Hills subdivision, were partially used for the road with undeveloped area remaining. The City constructed a barrier wall along this part of the road, but the undeveloped remaining lot area behind the wall has been dormant. At this time, the adjacent owners have met with the City and would like to purchase the undeveloped property. The area would be consolidated with the adjacent lots. The plat will establish an easement for the City to access the wall for maintenance purposes, and the plat will also reflect the right-of-way area used for the previous widening of Spencer Road. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Note/call out all existing gas and/or hazardous liquid pipelines or pipeline facilities through the plat, or note that none exist.
2. Modify the easement language as directed by the City.
3. Modify the wall/utility easement along Spencer Road as directed by the City.
4. Items to be provided prior to recording:
 - a. Provide seal and signature.
 - b. Provide verification that the taxes have been paid on the property.
 - c. Provide a digital media copy of the plat.

The motion carried unanimously.

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3. Miscellaneous:

- a. Discount Tire: south side of South St. Peters Parkway, west of Woodstone Drive.

Mr. Todd Mosher, raSmith, presented this to the Commission for approval. Mr. Mosher explained that Discount Tire received approval on June 5, 2019 for the development of an outlot adjacent to Fresh Thyme. The one-story, 8,192 square foot building will be located on a 1.38 acre parcel. At that time, the architectural design was more traditional including earth tone colors. The proposed architecture represents a new direction for the company. The building will continue to be predominately masonry but decorative aluminum composite panels have been added, and a new gray color palette is planned. There was general discussion among the Commission members, staff and the Consulting Architect about the design of the building. Mr. Snarzyk made a motion and Ms. Shetterly seconded to approve this architectural modification with the following contingency:

1. Finalize the architecture with the Planning Department.

The motion carried unanimously.

4. Public Hearings:

- a. Petition RZ 20-01 – 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.

Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the April 1st Planning and Zoning Commission meeting. The motion carried unanimously.

Mr. Bailey made a motion and Mr. Kelley seconded to adjourn the meeting at 7:06 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission