



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF DECEMBER 1, 2021 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: Alderman Nick Trupiano; Joseph Markus; Steven Bailey; Janet Shetterly; Chairman Keith McNames; Pat Kelley; Steve Snarzyk; Lori Tainter; Bill Yoffie; John Luehrs; Renee Tillman, David Bear, Engineer; Melissa Vollmer, Recording Secretary; Ken Braunfeld, Planning Coordinator; Julie Powers, Director of Planning, Community and Economic Development and Mark Kersten, Building Commissioner. Liane Sargent, City Engineer, was absent.

MINUTES:

A motion was made by Mr. Kelley and seconded by Mr. Bailey to approve the minutes of the November 3, 2021 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 there will be a new electronic voting system in place in the coming year; however, she does not have an exact date of when the new system will be installed. Ms. Powers noted that the items need Board of Alderman action would be on the December 16th Board of Alderman Meeting Agenda.

NEW BUSINESS

1. Home Occupations:

- a. Lewis Residential Remodeling (residential remodeling): Michael Lewis, 96 Spanish Trail.

Mr. Michael Lewis presented this to the Commission for approval. Ms. Tainter made a motion and Mr. Yoffie seconded to approve this application with the following contingency:

1. All products, tools and equipment must be stored inside the garage or residence.

The motion carried unanimously.

2. Public Hearings:

- a. Petition SU 21-11 – TWG Development, LLC c/o Kimley-Horn: A request for a special use permit in the SD-RC Special District Retail/Service Commercial to permit multiple family units on a 5.42 +/- acre parcel. The site is located on the south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard.

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Mr. Ryan Kelly, TWG Development, and Mr. Will Holman, SVN/Holman Norden, presented this to the Commission for approval. Mr. Kelly explained that the subject site is currently an undeveloped 5.42 +/- acre tract east of St. Peters Centre Parkway and north of Executive Centre Parkway, fronting on Veterans Memorial Parkway. Mr. Kelly noted that the proposal is for a 192 unit multiple family development. The units will be marketed as affordable apartments that include ninety, one bedroom units, sixteen, two bedroom units, and eighty, three bedroom units. Rents are anticipated to be between \$900 and \$1,100 a month. It is anticipated that the project would serve workers in the Premier370 Business Park, BJC St. Peters hospital and other employers in the vicinity. The development will include amenities such as a playground, clubhouse and dog park. Parking will be in the center area of the building. Mr. Kelly noted they designed the project to have an "urban look" with concealed stairwells and a sloped roof that is visible only from the interior. Mr. Kelly also noted that they are seeking a parking reduction of approximately 11% of the 336 required spaces - 298 parking spaces will be provided. Access to the site will be via two curb cuts from Veterans Memorial Parkway. Mr. Kelly noted that they applied for and received MHDC funding for this project. There was general discussion among the Commission regarding the required parking, MHDC funding, the proximity to the highway and the number of apartment buildings already in this area. Mr. Holman requested that the Commission postpone action on this item to give the developer the opportunity to provide a copy of the parking study to the Commission and proof of funding from MHDC. Mr. Snarzyk made a motion and Mr. Luehrs seconded to postpone action on this item and requested the developer provide a copy of the parking study and proof of MHDC funding. The motion carried unanimously.

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

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that a recent modification to state statute allows signs to be electrified. Based on this, the City Code must be modified to remove related prohibitions. Chairman McNames opened the public hearing at 7:11 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:11 p.m. Mr. Snarzyk made a motion and Mr. Kelley seconded to recommend approval of this Code Change to the Board of Aldermen. The motion carried unanimously.

3. Record Plats:

a. Woodstone Landing: east side of Woodstone Drive, north of Old Highway 94.

Mr. Ken Braunfeld presented this to the Commission for approval. Mr. Braunfeld explained that the subject property was recently approved for the Woodstone Self Storage development. The one lot plat will contain 3.467 acres and also establish the perimeter general utility easements. Mr. Kelley made a motion and Mr. Snarzyk seconded to recommend approval of this record plat with the following contingency:

1. The following items are to be provided prior to recording:
 - a. Provide seal and signature.
 - b. Provide verification that all taxes have been paid.
 - c. Provide a digital media copy of the plat.

The motion carried unanimously.

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- b. Johnny Londoff Plat One: south side of Veterans Memorial Parkway, west of Richmond Center Boulevard.

Mr. Doug Tiemann, Pickett Ray and Silver, presented this to the Commission for approval. Ms. Brynn Sanders presented this to the Commission for approval. Ms. Tainter made a motion and Ms. Tillman seconded to approve this record plat with no contingencies. The motion carried unanimously.

4. Other:

- a. Hyundai Dealership Addition St. Charles Automotive: south side of Veterans Memorial Parkway, east side of Spencer Loop South – architectural review.

Mr. Dave Yancik, TR,i Architects, presented this to the Commission for approval. Mr. Yancik explained that the subject development is located on the south side of Veterans Memorial Parkway, east of Spencer Loop South. The existing automobile dealership will be modified with two small expansions. In addition, the building will be updated with continuous treatment to the expansion areas and a new color scheme. The improvements include a new tan/brown color scheme which includes a shaped sky pattern in the brown banding around the top of the building. Ms. Tainter made a motion and Ms. Shetterly seconded to approve this architectural modification with the following contingency:

1. Coordinate the final design details with the Planning Department.

The motion carried unanimously.

5. Site Plans:

- a. Reserve at St. Peters: south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard.

Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the January 5, 2022 meeting. The motion carried unanimously.

- b. Planet Fitness: east side of Woodstone Drive, south of South St. Peters Parkway.

Mr. Todd Reyling, Reyling Design, presented this to the Commission for approval. Mr. Reyling explained that the proposed Planet Fitness Development will be located on a 2.82 acre lot located on the east side of Woodstone Drive between South St. Peters Parkway and the new Caulks Hill Extension. The two-story, 31,366 square foot facility will face South St. Peters Parkway with access into the site from the Caulks Hill Extension. The site will provide 184 parking spaces, which is well above the minimum 94 parking spaces required. A modular retaining wall will be installed along the east side of the site facing the Woodstone Apartments, which are under construction. A second modular retaining wall will face Woodstone Drive. Both walls will have a decorative wrought iron style metal fence. The proposed masonry building will include smooth face block with EFIS accents and a wainscot of stone. Decorative brick columns and multi-height cornices will face each of the three street frontages. In addition, each of the frontages will feature an array of large windows. A glass and brick metal canopy will also extend from the front of the building to direct customers to the main entrance and add additional interest. The rooftop utilities will be screened on all four sides by the walls of the building. Mr. Bailey made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Coordinate the location of the eight inch water line extension along Caulks Hill and Woodstone Drive with the Engineering Department.
2. Call out the detention basin on the eastern portion of the natural area.

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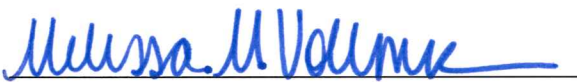
The motion carried unanimously.

6. Election of Officers:

Mr. Yoffie made a motion and Ms. Shetterly seconded to retain Keith McNames as Chairman and to elect Pat Kelley as Vice Chairman. The motion carried unanimously.

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 7:36 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission