



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JUNE 3, 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; Lori Tainter; Steve Snarzyk; Janet Shetterly; Steven Bailey; Gary Westhoff; Larry Sachse; Pat Kelley; Sherry Gibson, Alderman Judy Bateman; Julie Powers, Director of Planning, Community and Economic Development; Mark Kersten, Building Commissioner; Melissa Vollmer, Recording Secretary; Liane Sargent, City Engineer and Ken Braunfeld, Planning Coordinator. Bill Yoffie and Joseph Markus were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the May 6, 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. Chairman McNames thanked Alderman Violet for her service on the Commission the past year and welcomed Alderman Bateman to the Commission. Ms. Powers noted that the items on the agenda requiring Board of Alderman action would be on the June 25th Board of Alderman Agenda.

OLD BUSINESS

1. Site Plans:

- a. Dallavalle Tract: west side of Spencer Road, north of Willott Road.

Ms. Powers noted that the applicant has requested this site plan be withdrawn from the agenda. Chairman McNames made a motion and Mr. Westhoff seconded to withdraw this item from the agenda. The motion carried unanimously.

2. Home Occupations:

- a. VHP bio decon services (bio decontamination services): Edwin Jauregui, 201 Timothy William Court.

Mr. Edwin Jauregui presented this to the Commission. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this application with the following contingency:

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

The motion carried unanimously.

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3. Other:

- a. Complete Auto Body: north side of Interstate 70, east of Patmos Drive – 4490 I-70 Service Road North – building addition – architectural modification.

Ms. Powers noted that the applicant has requested this item be postponed until the July 1st Planning and Zoning Commission meeting. Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the July 1st Planning and Zoning Commission Meeting. The motion carried unanimously.

NEW BUSINESS

1. Home Occupations:

- a. Next Gen Landscaping (landscaping): Alex Henry, 403 Hidden Lake Drive.

Ms. Powers noted that the applicant has requested this item be postponed until the July 1st Planning and Zoning Commission meeting. Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the July 1st Planning and Zoning Commission meeting. The motion carried unanimously.

- b. Bella Biscotti (decorated cookies): Kim Dixon, 141 Bluewater Drive.

Ms. Kim Dixon presented this to the Commission for approval. Mr. Kelley made a motion and Ms. Tainter seconded to approve this application with no contingencies. The motion carried unanimously.

- c. Lanzone Home Improvement (roofing): Michael Lanzone, 15 Creekside Drive.

Mr. Michael Lanzone presented this to the Commission for approval. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this application with the following contingencies:

1. All materials and equipment must be stored inside the residence or garage.
2. All vehicles and equipment associated with the business must be parked at the residence in accordance with City Code.

The motion carried unanimously.

- d. Platinum Consulting Group, LLC (consulting): Celestia Welch, 2231 Bay Tree Drive.

Ms. Danielle Welch, representative for Celestia Welch, presented this to the Commission for approval. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this application with no contingencies. The motion carried unanimously.

- e. Five Star Painting of St. Charles (painting contractor): Joshua Stinnett, 700 Sugar Glen Drive.

Mr. Joshua Stinnett presented this to the Commission for approval. Ms. Tainter made a motion and Mr. Snarzyk seconded to approve this application with no contingencies. The motion carried unanimously.

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2. **Other:**

- a. Scandinavian Designs: west side of Mid Rivers Mall Drive, south side of Suemandy drive – 5821 Suemandy Drive (former Toys “R” Us) - architectural modification.

Ms. Rachel Cusimano, Roth Sheppard Architects, presented this to the Commission for approval. Ms. Cusimano explained that the existing building, which formerly housed Toys “R” Us is located within the Mid Rivers Plaza and has been vacant since that user went out of business. The proposed user – a furniture store – will remodel the interior and exterior of the building. The proposed design of the building façade includes the repainting of the building to tan with grey accent strips between the masonry panels. Currently, the building is dark gray with blue stripes. The existing large blue panel and red awning on the front façade will be removed and preplaced with a white pane with simple sign lettering. The side façade will also include a smaller white panel with simple lettering. Both facades will include additional and larger windows, and the current yellow entrance feature will be removed; the entrance will be incorporated into the window panels. The consulting architect and staff recommended some scoring be added to the panels; this will be incorporated into the final design. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this architectural modification with the following contingency:

1. Coordinate the final building elevations with the Planning Department.
The motion carried unanimously.

- b. Mint Dispensary: east side of Mid Rivers Mall Drive, south of Veterans Memorial Parkway – 150 Mid Rivers Mall Circle (former Bob Evans) – architectural modification.

Mr. Mark Mehroff, IBDS Integrated Building Design, presented this to the Commission for approval. Mr. Mehroff explained that the existing building, which formerly housed Bob Evans restaurant, is located on the exterior circle drive of Mid Rivers Mall. The building faces Mid Rivers Mall Drive and has visibility from Interstate 70. The building has been vacant since Bob Evans went out of business. The proposed user – a medical marijuana dispensary – will remodel the interior and exterior of the building. The proposed redesign of the building façade includes the re-staining of the masonry building to tan; non masonry areas of the building will be painted to match. The front of the building, which includes a curled detailed roofline, will be simplified to a straight edge roofline with parapet. The fence like feature above the door has been removed and will be the sign area for the new user. The entrance cover will be painted black to match the parapet and window frames. This simplification of the front façade will allow the building to lose its branding tied to the former restaurant. The side and rear of the building will also be modified with the re-stained brick and the new parapet/roofline. Mr. Bailey made a motion and Mr. Kelley seconded to approve this architectural modification with the following contingency:

1. Coordinate the final building elevations with the Planning Department.

The motion carried unanimously.

- c. Fun Time Shows: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – temporary carnival – Mid Rivers Mall.

Ms. Powers noted that the applicant has requested this item be postponed until the July 1st Planning and Zoning Commission meeting. Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the July 1st Planning and Zoning Commission Meeting. The motion carried unanimously.

- d. 344-366 Mid Rivers Mall Drive: east side of Mid Rivers Mall Drive, north of Mexico Road – architectural modification.

Mr. Mark Owen, owner, presented this to the Commission for approval. Mr. Owen explained that the proposed development was originally built in 1983 and consists of a brick and block retail building with glass store fronts and a

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wood frame shingled façade. Over the last few months the City has been working with Mr. Owen to update the property. This includes the installation of an all new red metal façade of varying heights and depths to provide interest

and shadow lines. In addition, a new decorative cornice will cap the new façade. In addition the parking lot will be repaired/restriped and the parking lot lights replaced or repainted. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this architectural modification with no contingencies. The motion carried unanimously.

3. Site Plans:

a. QuikTrip Store #-0619: south side of South St Peters Parkway, east of Kisker Road.

Mr. Greg Rogers, QuikTrip, presented this to the Commission for approval. Mr. Rogers explained that the subject QuikTrip store was developed in unincorporated St. Charles County in 1989 and annexed into St. Peters in 2005. As part of a system wide facilities upgrade, the applicant will construct a new QT Kitchen convenience store. The new one story, 4,993 square foot facility will be constructed on a 1.30 +/- acre tract. The new facility will be the same configuration as the existing store at the southeast corner of Highway 364/94 and Kisker Road. As a part of this redevelopment, the existing fuel canopy will be removed and replaced. In addition, the underground fuel tanks will be replaced with more modern fuel tanks. The proposed building will be a predominately brick QT Kitchen style convenience store. The main brick color will be a medium brown with a darker brick accent band. Decorative awnings and an architectural parapet feature will also be on the front and both sides of the building Dark grey EFIS pilasters will highlight all three entrances. Mr. Snarzyk made a motion and Ms. Tainter seconded to approve this site plan with the following contingencies:

1. Obtain variances for a reduction in the landscape buffer strip, retaining wall in an easement, rear building setback, and front canopy setback.
2. Coordinate the final lighting plan with the Planning Department.
3. Coordinate the final landscape plan with the Planning Department and compliance with Chapter 535 Tree and Landscape Requirements.
4. Coordinate the final design of the retaining wall and fence location with the Planning Department.
5. Coordinate the final architecture of the building with the Planning Department.

The motion carried unanimously.

b. Teal Industries: east side of Salt River Road, south of Arrowhead Industrial Boulevard.

Mr. Doug Tiemann, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Tiemann explained that Teal Industries is a new business planned for the east side of Salt River Road approximately one hundred feet south of Arrowhead Industrial Boulevard. The building will be used for medical marijuana extraction. The site is currently undeveloped. The project will include a single building with parking on two sides and a drive circling the building. A single entrance is planned from Salt River Road. The building design is a simple metal building with a pitched roof and brick wainscot on the front and part of the sides of the building. The entrance includes an awning. There was general discussion among the Commission members about the architecture of the building. Specific concerns regarding the stone like material were voiced. Ms. Tainter made a motion and Mr. Westhoff seconded to approve this site plan with the following contingencies:

1. Finalize utility services to the site, including sanitary sewer service design in conjunction with the engineering plans.
2. Finalize the landscape plan including compliance with Chapter 535.
3. Coordinate the final building design with the Planning Department.
4. Coordinate the trash enclosure design and specifications with the HES group/solid waste dept.
5. Provide verification that razor wire is required by the State of Missouri.

The motion carried unanimously.

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Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 7:50 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission