



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MAY 6, 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; 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; Liane Sargent, City Engineer and Ken Braunfeld, Planning Coordinator. Mark Kersten, Building Commissioner, Bill Yoffie and Janet Shetterly were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the March 4, 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 May 28th Board of Alderman Agenda.

OLD BUSINESS

1. 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).

Mr. Bill Luetkenhaus, Luetkenhaus Properties, Inc., presented this to the Commission for approval. Mr. Luetkenhaus explained that the site is currently developed with an older brick home that has been vacant for some time. Several out buildings and a former swimming pool are also on the 9.09 +/- acre site. The property is currently zoned R-1 Single Family Residential District. To the north is an R-1 District single family residential subdivision; to the east are single family homes along Heather Drive in the R-1 District and an attached and detached villa development, Penny Lane, zoned R-2 Planned Urban Development (PUD). To the south are single family homes in the R-1 Residential District. Mr. Luetkenhaus noted that he is the owner under contract to purchase and develop the subject site. He is requesting a PUD to allow development of multiple family units. Mr. Luetkenhaus explained that he is proposing forty-nine (49) units to be developed along a single cul-de-sac street; the road will be aligned with Heather Drive. Units 1-32 will front to Spencer Road and have a rear unit garage entry from the proposed road. Unites 33-49 will have a front entry garage from the internal development road. Mail kiosks and parking are planned in the cul-de-sac near the west end of the site. The site includes a creek that runs along the west property line. Mr. Luetkenhaus noted that the City has identified this creek, which extends beyond the subject site, as a future creek stabilization project and that the timing of that project is uncertain. Mr. Luetkenhaus noted that the land use pattern along Spencer Road between Mexico

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Road and Willott Road is a mix of residential and non-residential uses. Attached units are adjacent to single-family developments, and non-residential commercial and institutional uses are adjacent to residential uses. Each includes a separate entrance serving that specific use or development, creating residential enclaves and separated commercial uses. The proposed development is consistent with this pattern along Spencer Road. Mr. Luetkenhaus noted several developments in St. Peters, similar to the subject site, have a mix of housing types, including attached housing unit development accessed through or next to single family residential areas. Penny Lane and Willott Square are enclaves with a single access from a main road. The proposed development of forty-nine units on 9.09 acres results in a density of 5.4 units per acre. Many subdivisions in St. Peters were developed in the standard R-1 Single Family district when the minimum lot size was 7,500 square feet – a density of 5.8 units per acre. Although single family lots vary in size and, due to design, give an impression of less density, the impact on the road system and infrastructure is similar to the impact of the subject development. Mr. Luetkenhaus noted that there are many developments throughout the City that include an attached unit style near or adjacent to single family development. Some of these, and their density per acre are: Queensbrooke Villas, Deer Ridge, Willott Square, Green Forest Village, Penny Lane Phases 1 and 2. While the developments noted vary in design, height, and bulk, each of these is located amidst and/or adjacent to single family development. The site is located on Spencer Road; Spencer Road was widened to five lanes between Mexico Road and Willott Road in the early 2000s. At that time, the road widening needs were identified to Boone Hills Drive; however, the entire road was widened to Willott Road to ensure adequate capacity for any future development along Spencer Road and in the general vicinity. The road width rivals Mexico Road and Mid Rivers Mall Drive, and exceeds the width of Willott Road. Mr. Luetkenhaus noted that per the International Traffic Engineers estimate, the proposed development would generate 0.46 trips per hour of peak hour travel – 22.54 trips per a peak hour between 7:15 and 9:00 a.m. Trips would be generated at a rate of 0.56 during a p.m. peak hour between 4:00 and 6:00 p.m. – an average of 27 trips. A smaller, single family development of twenty-two homes would generate 1.01 trips per peak hour – 22 trips. This indicates that the proposed development would generate, at the busiest time, approximately the same number of trips as a single family development with less units. Mr. Luetkenhaus explained that the subject site includes a portion of a creek that runs along the west side of the property. This creek begins on the parcel adjacent to the south and extends through this tract and continues north through Shadow Creek and Spencer Place subdivisions. The entire creek, which extends beyond the property boundaries, has been identified as a future stormwater project. Conceptual design of the project has been completed; however, the complete design and timing of the 2.2 million dollar project is unknown as the project is currently not funded. Mr. Luetkenhaus noted that he will provide a permanent drainage easement over the entire creek area on this tract, in addition to needed access points off Spencer Road to allow for construction of the future project. Stormwater management for the proposed development will be in compliance with the City Code and will be reviewed by the Engineering Department for compliance. A detention area is planned at the north end of the site, fed by a storm sewer system that will extend through the development. Mr. Luetkenhaus explained that the proposed development includes two styles of attached units. The units fronting Spencer Road include rear entry, lower level garages. The front elevation is a mix of siding products, including vertical and horizontal and a gray/blue and tan with white accents and a copper roof over the lower half of the façade. An enhanced pillar supports the porch roof, and a stone accent is planned on the lower half of the front façade of each unit. The rear façade includes a fenced deck and mix of horizontal siding and the garage entrance. The units fronting the interior street will have a front entry garage that extends beyond the front façade. The elevation will include a mix of siding products and a dormer window with architectural detail. A copper roof extends over the garage and entrance area; the entrance porch is supported with an enhanced pillar. Each unit will include a patio accessed from a rear double door. Mr. Luetkenhaus further explained that the subject site includes an existing two story brick residence. In March 2020, he had a registered engineer inspect and advise regarding the structural integrity of the building. The inspector found multiple issues with the building, noting the house appears to have been abandoned for some time. Issues include compliance with current codes – energy, electrical, and plumbing; mold issues; emergency access from the second level; insect infestation; asbestos on the rear addition; repair or replacement of the two story front porch; water infiltration along the rear wall of the basement; and tuck-pointing in the stone foundation perimeter and areas of the brick exterior. Mr. Luetkenhaus noted that the existing building on the site is not on the State of Missouri list of historic structures. Chairman McNames opened the public hearing at 7:12 p.m. and asked anyone wishing to speak on this petition to please come forward. The following residents spoke in opposition to this petition citing issues with

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increased traffic, density is too high, decrease in property values, the price and style of the proposed units and not complimentary to the homes in the area: Mr. Terry Lesinski, 968 Whispering Ridge Lane, Paul Cummings, 966 Whispering Ridge Lane, Mr. David Evans, 321 Revolution Drive, Ms. Cindy Hoorman, 1225 Colby Drive, Mr. Tom Kendall, 529 Sgt. Pepper Drive, Ms. Louise Ann Noeth-Lanigan, 344 Revolution Drive, Mr. William Gross Jr., 533 Sgt. Pepper Drive, Mr. Ed Roebuck, 325 Revolution Drive, Mr. Robert Schultz, 6 Shadowcreek Drive, Mr. Mike Lanigan, 344 Revolution Drive, Mr. Norm Ross, 346 Revolution Drive, Mr. Robert Polkinghorne, 8 Shadow Creek Drive, Ms. Kay Kohler, 1265 Colby Drive, and Mr. Paul Cross, 4 Heather Drive. Chairman McNames noted that the Commission received a petition in opposition to this Petition, signed by residents of Penny Lane, and e-mails/letters of opposition from the following: Adrienne Winker, Wendy Frazee, 120 Long and Winding Road, P.J. Quinn, Brad Hercules, 1241 Colby Drive, Victor Ponce, 1214 Colby Drive, Dawn and Casper Brown, 1229 Colby Drive, Chas Stewart, 305 Revolution Drive, Nancy Laffold, 1235 Colby Drive, Pat Martin, 204 Strawberry Fields Court, Mike and Liz Tabaka, 1239 Colby Drive, Brad & Cathy Geurin, 526 Sgt. Pepper Drive, Rod Harris, 531 Sgt. Pepper Drive, Robert & Linda Polkinghorne, 8 Shadow Creek Drive, David Evans, 321 Revolution Drive, Gail Brown, 103 Long and Winding Road, Angela Williams, Kathy Halaney, 329 Revolution Drive, Myra & Ed Ovshak, 939 Blake Court, Carol Meyerkord, Nancy McLeane, 524 Sgt. Pepper Drive, Christine Weibel, 802 Brickingham, Cindy Hoorman, 1225 Colby Drive, Paula Mainieri, 3 Thistle Court, Dan and Sandra Wilson, 20 Heather Valley Circle, Jerry & Carolyn Snidow, 327 Revolution Drive, Deborah Aldridge, McIver Family, Sue Lange-Hangca, Charles McBride, Jeanene & David Gaertner, 1253 Colby Drive, David Monolo, Danielle Batten, Robert Klaus, Tonya Morrissey, 58 Kimberly Lane, James & Lori Clapper, Linda Catanzaro, 1209 Colby Drive, Ellen Parisi, 200 Strawberry Fields Court, Katherine Rutsch, 4 Wisteria Way, Denice Smith, 1157 Carrington Drive, Karen DeSain, Dennis & Donna Hunt, Frances Webb, 7 Shadowridge Drive, Vernon & Patricia Mueller, Ann Womack, Linda Hehmeyer, Aggie Kostedt, Dave Stichnote, Jerry Martin, Carl Seavers, Mary Smith, Codey Ozenkoski, Curtis Weske, Chris Vollmer, Sara and Greg Nave, and Dennis Fitzgerald. Seeing no one else present to comment, Chairman McNames closed the public hearing at 8:00 p.m. Chairman McNames questioned whether or not Mr. Luetkenhaus had checked with the St. Charles County Historical Society to see if this home was on their register. Mr. Luetkenhaus indicated that he did not. Mr. Westhoff made a motion and Mr. Kelley seconded to not recommend approval to the Board of Aldermen. Chairman McNames asked for a roll-call vote which resulted in the following: Lori Tainter, Yes; Steven Bailey, Yes; Chairman McNames, yes; Joe Markus, no; Bill Yoffie, absent; Pat Kelley, yes; Janet Shetterly, absent; Alderman Violet, no; Steve Snarzyk, no; Larry Sachse, no; Gary Westhoff, yes. With 5 yes, 4 no and 2 absent, the motion carried.

2. Site Plans:

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

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

NEW BUSINESS

1. Home Occupations:

- a. Deboe's Dogs (dog training/grooming/boarding): Annie Sandfort, 1223 Birdie Hills Road.

Ms. Annie Sandfort presented this to the Commission for approval. Ms. Sandfort explained that that she is proposing an at home kennel in the garage. The kennel would include dog training, grooming, kenneling, and boarding. The activity will be conducted in the new, larger garage that was recently constructed. A new, smaller garage would be constructed to store equipment used on the property. Ms. Sandfort noted that she is a supporter of dog rescue efforts and will provide boarding and grooming for animals that are part of these rescue efforts. The garage would be

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modified to add plumbing, water and sewer and would include kennels, a training and grooming area. Chairman McNames opened the public comments at 8:34 p.m. and asked anyone wishing to speak on this application to come forward. The following residents spoke in opposition to the application citing issues with dog barking noise, property values, and the number of dogs at the facility: Kathy Bienz, 17 Post Oak Drive, Rich Kluth, 209 Eisenhower Drive, Mike Fitzsimmons, 15 Post Oak Drive, John Bradshaw, 19 Post Oak Drive, and Gary Chappell, 219 Eisenhower Drive. Mr. George Sandfort, father of the applicant, spoke in favor of the application and noted that there was only room for four (4) dogs in the garage. Chairman McNames noted that the Commission received two emails of opposition from John and Sheila Ingerslew, 23 Post Oak Drive, and Gary and Penny Chappell, 219 Eisenhower Drive. Seeing no one else present to comment, Chairman McNames closed the public comments at 8:59 p.m. After general discussion among the Commission member and the applicant, Ms. Sandfort noted that she would agree to only two (2) dogs being kept overnight and a review of the application after two months. Chairman McNames made a motion and Mr. Snarzyk seconded to add the following contingency: Before the home occupation begins, property owner will work with staff on weatherproofing and soundproofing of the building. The motion carried unanimously. Mr. Westhoff made a motion and Mr. Snarzyk seconded to amend the first contingency to state that only two (2) dogs may be kept overnight at any one time. The motion carried unanimously. Mr. Westhoff made a motion and Ms. Tainter seconded to approve this home occupation with the following contingencies:

1. A maximum of two (2) dogs may be kept overnight at any one time.
2. A maximum of six (6) dogs may be in a training class.
3. A maximum of two (2) dogs may be groomed at any one time.
4. A maximum of one (1) employee in addition to property owners may be at the business at any one time.
5. The kennel/boarding/grooming home occupation shall be reviewed two months after the operation of the business has begun.
6. Before the home occupation begins, property owner will work with staff on weatherproofing and soundproofing of the building.

The motion carried unanimously.

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

Chairman McNames made a motion and Mr. Markus seconded to postpone this item until the end of the agenda as the applicant was not present. The motion carried unanimously.

2. Other:

- a. Petition 19-04 – Stangle Investments, LLC: west side of Mid Rivers Mall Drive, south side of Didion Drive – Special Use Permit time extension and reapproval of site development plan.

Mr. Jason Stangle presented this to the Commission for approval. Mr. Stangle noted that he received site plan approval in May, 2019 for the construction of a new auto repair facility. At the same time, a special use permit was approved for the sale of used cars, as an accessory use to the auto repair business. The proposed project will include a one story, 6,345 square foot building on a 1.23 acre site zoned I-2 Heavy Industrial District. . Due to various issues, the project was delayed; however Mr. Stangle noted that he is ready to move forward. He is requesting a one year extension for both the site plan and special use permit until May 2021. Mr. Westhoff made a motion and Mr. Kelley seconded to reapprove this site plan and grant the one-year extension, with the following contingencies:

1. Coordinate the final lighting plan with the Planning Department.
2. Show the trash enclosure to be masonry and complementary to the building.

The motion carried unanimously.

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

Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the end of the agenda, as the applicant was not presented. The motion carried unanimously.

3. Public Hearings:

- a. Petition RZ 20-02 – Lou Fusz Motor Company: A request for a rezoning from the C-3 General Commercial District to a Commercial Planned District (CPD) to permit used vehicle sales on a 3.38 +/- acre parcel. The subject site is located on the east side of Executive Centre Parkway, north of Interstate 70.

Mr. Paul Fusz and Mr. Chad Roberts, Lou Fusz Motor Company, presented this to the Commission for approval. Mr. Fusz explained that the subject site is located on the east side of Executive Centre Drive, within the Executive Centre Parkway Loop North. The property includes a former new car dealership and parking lot. It was originally constructed for Subaru and later became a Mitsubishi dealership. Mr. Fusz noted that they are requesting a rezoning to a Commercial Planned District (CPD) for the sale of used vehicles and associated service. Lou Fusz's request is to use this location as only a pre-owned car/truck facility. The existing one-story 8,697 square foot building will be used as a showroom and for offices. The existing parking lot will be used for vehicle/inventory parking. The building is masonry block with a smooth panel front. The building will not be changed. Chairman McNames opened the public hearing at 9:27 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 9:27 p.m. Mr. Kelley made a motion and Mr. Westhoff seconded to recommend approval of this zoning change to the Board of Aldermen. The motion carried unanimously.

- b. Petition RZ 20-03 – Moose Leach, LLC: A request for a change of zoning from the C-3 General Commercial District to an R-3 Planned Urban Development (PUD) for a 9.09 +/- acre parcel. The subject site is located on the south side of South St. Peters Parkway, west of Harvester Court and east of Woodstone Drive. Proposed use: Multiple family units and accessory recreational facilities.

Mr. Cliff Heitmann, Bax Engineering, presented this to the Commission for approval. Mr. Heitmann explained that Moose Leach LLC is the owner under contract to purchase and develop a site on the south side of Highway 364/94, east of Woodstone Drive. The proposed project will be developed by the owners of the recently completed Meadow Ridge Apartments, near Highway 364/94 and Mid Rivers Mall Drive. The site is currently undeveloped and the applicant is requesting an R-3 Planned Urban Development (R-3/PUD) to allow development of an apartment complex. It is noted a portion of the property, at the corner of Highway 364/94 and Woodstone Drive, will remain commercial, for future development. It is also noted that the property includes one house to the east at 127 Harvester Court. The house will not be part of this development, but will be subdivided and sold, with it continuing to be used as a single-family residence. Mr. Heitmann noted that as part of this development, and as identified in the City's Comprehensive Plan, the Caulks Hill Extension will be extended to Woodstone Drive. The Caulks Hill Extension will be completed in conjunction with the apartment complex by the developer. Access to the apartments will be to both Highway 364/94 and the Caulks Hill Extension. It is anticipated that access to the future commercial development will be to the Caulks Hill Extension. Mr. Heitmann explained that to make the project viable they are requesting the density be increased to 180 units with amenities including a club house, dog park, additional landscaping, enhanced pedestrian access and creative site design to permit this increased density. Chairman McNames opened the public hearing at 9:31 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 9:31 p.m. Mr. Snarzyk made a motion and Ms. Tainter seconded to recommend approval of this rezoning to the Board of Aldermen. The motion carried unanimously.

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- c. Intent to establish zoning for newly annexed properties. Simonds, 1911 Oak Tree Street.

Ms. Julie powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending R-1 Single Family Residential Zoning for this property. Chairman McNames opened the public hearing at 9:33 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 9:33 p.m. Mr. Westhoff made a motion and Mr. Bailey seconded to recommend approval of this zoning to the Board of Aldermen. The motion carried unanimously.

- d. Intent to establish zoning for newly annexed properties. Spies property, 8 Le Jer Lane.

Ms. Julie powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending R-1 Single Family Residential Zoning for this property. Chairman McNames opened the public hearing at 9:34 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 9:34 p.m. Mr. Bailey made a motion and Mr. Kelley seconded to recommend approval of this zoning to the Board of Aldermen. The motion carried unanimously.

- e. Intent to establish zoning for newly annexed properties. Mikulus property, 6 Patty Ann Court.

Ms. Julie powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending R-1 Single Family Residential Zoning for this property. Chairman McNames opened the public hearing at 9:35 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 9:35 p.m. Mr. Kelley made a motion and Ms. Tainter seconded to recommend approval of this zoning to the Board of Aldermen. The motion carried unanimously.

4. Site Plans:

- a. Woodstone Apartments: south side of South St. Peters Parkway, west of Harvester Court and east of Woodstone Drive.

Mr. Cliff Heitmann, Bax Engineering, presented this to the Commission for approval. Mr. Heitmann explained that Moose Leach LLC is the owner under contract to purchase and develop a site on the south side of Highway 364/94, east of Woodstone Drive. The proposed project will be developed by the owners of the recently completed Meadow Ridge Apartments, near Highway 364/94 and Mid Rivers Mall Drive. The site is currently undeveloped and the applicant is requesting an R-3 Planned Urban Development (R-3/PUD) to allow development of an apartment complex. It is noted a portion of the property, at the corner of Highway 364/94 and Woodstone Drive, will remain commercial, for future development. It is also noted that the property includes one house to the east at 127 Harvester Court. The house will not be part of this development, but will be subdivided and sold, with it continuing to be used as a single-family residence. As part of this development the Caulks Hill Extension will be extended to Woodstone Drive. The Caulks Hill Extension will be completed in conjunction with the apartment complex by the developer. Access to the apartments will be to both Highway 364/94 and the Caulks Hill Extension. It is anticipated that access to the future commercial development will be to the Caulks Hill Extension. Mr. Heitmann indicated a total of 180 units (16.24 units per acre) is needed to make the project viable. They have prepared a plan that shows twelve buildings with a mix of one, two, and three bedroom units. Per the R-3A Multiple Family Residential District, the subject site would be permitted 155 units (14 units per acre on 11.087 acres). As part of the proposed Planned Urban Development (PUD), the density of the site can be increased to 180 units (16.24 units per acre) – per code, the developer added recreational amenities including a club house, dog park, additional landscaping, enhanced pedestrian access, and creative site design to permit this increased density. The surrounding properties are all commercial with the exception of two houses at the northeast corner of their site. One of the homes is being sold by the developer and may continue as a residence or be used commercially, as the underlying zoning is commercial. The other is an existing owner occupied home. A privacy fence will not be

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practical in this location due to the height of the adjacent retaining wall. Instead a staggered row of trees will be planted to soften the view of the retaining wall and buffer the apartment complex. It is noted a number of retaining walls will be used throughout the site and will include a decorative wrought iron style fence for safety. Staff is also working with the developer on the final landscape plan including building mounted lights and parking lot pole lights. The proposed architectural design will be similar to their existing Meadow Ridge Apartments near Mid Rivers Mall Drive. This includes a perimeter wainscot of brick with hardi-board cement siding and an architectural shingled roof. As provided at Meadow Ridge, each units will have its own air conditioning unit placed at the corner of their patio or deck. Overall the proposed project will have a modern and attractive appearance and be a welcome addition along the Highway 364/94 corridor Mr. Snarzyk made a motion and Mr. Kelley seconded to approve this site plan with the following contingency:

1. Coordinate the final lighting plan with the Planning Department.

The motion carried unanimously.

- b. Dollar Tree: south side of South St. Peters Parkway, west of Woodstone Drive.

Mr. Matt Fogarty, Premier Design Group, presented this to the Commission for approval. Mr. Fogarty explained that the proposed Dollar Tree project will be located on a lot adjacent to the Fresh Thyme grocery store on the south side of South St. Peters Parkway at Woodstone Drive. The one-story 9,995 square foot building will be located on a 1.40-acre parcel. Access to the site will be from a cross-access drive serving this lot, a vacant commercial lot to the west, the recently approved Discount Tire to the east, and the Fresh Thyme grocery store. The proposed project will be oriented to the development's cross-access driveway and South St. Peters Parkway. As part of the project, the cross access curb cut to South St. Peters Parkway will be adjusted to increase the turning radii to better accommodate full size tractor trailers. The project is seeking a twenty percent parking reduction from forty spaces to thirty-five parking spaces. Dollar Tree indicated their past experience with parking ratios finds this to be more than sufficient to meet their customer's needs. A comprehensive landscape plan is included which includes additional tree plantings along the detention basin, cross-access drive, and perimeter of the site. A rear yard setback variance will be required, due to the location of the cross-access drive, which reduces the usable width of the site. The cross-access driveway's fixed location requires the building to be pushed back into the twenty-five foot rear yard setback approximately five feet. In addition, the rear mounted HVAC duct work screening projects an additional five feet, for a total setback encroachment of approximately 10 feet. Staff has indicated support for this variance as the project backs to a hill and the encroachment will have no negative effects on the surrounding properties. A future plat will also be provided to create the lot and required utility easements. The building's architecture includes a taller masonry wainscot and thicker brick pilasters with decorative light sconces, between which is EFIS. The main entrance has additional detailing including metal awnings. In addition, a larger cornice along with horizontal banding will wrap the building. It is noted the rear wall of the building will include textured concealed fastener metal panels. While this is generally not desirable in a commercial location, there are a number of reasons why it is appropriate at this location, with no reduction in the aesthetics of the building. As noted before, the building is adjacent to a more than ten foot tall hill, such that the rear wall is not visible. In addition, the roof top HVAC has been moved to the ground behind the building improving the look of the building especially from the side and rear properties. A six foot tall fence will be installed to screen the ground mounted HVAC, which will also screen a substantial amount of the rear wall. Therefore, between the hillside and HVAC fence, the visibility of the rear wall is minimal. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this site plan with the following contingencies:

1. Provide a record plat to create the proposed lot.
2. Obtain a variance for the proposed encroachment.

The motion carried unanimously.

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- c. Great Central Lumber: east side of Mid Rivers Mall Drive at the terminus of Ecology Drive.

Mr. Brandon Harp, Civil Engineering Design Consultants, presented this to the Commission for approval. Mr. Harp explained that the proposed project will be an addition to the existing Great Central Lumber facility (formerly Millman Lumber) located at the terminus of Ecology Drive. The proposed 18,000 square foot storage building will be located on the east side of the property adjacent to Spencer Road and the Old Town Levee. In addition, new pavement will be installed around the building for use as a driveway and for additional storage. It is noted that due to the project location, the exact location of the toe "edge" of the levee must be shown per Corps of Engineer standards, which will be completed with the engineering plans/permit. Therefore, the site plan notes the levees exact location will be coordinated with the engineering permit, which may cause the fence and/or tree plantings to also adjust. The design of the facility will be metal with both indoor and outdoor storage areas for lumber. The building design will match the existing lumber yard buildings on the property and will allow for more in-door and less out-door storage. Downcast style lights will be mounted to the side of the building to illuminate the surrounding drives and storage area. In addition the proposed tree plantings on the east side of the site are designed to help soften the view from Spencer Road. Given the overall appearance is consistent with a heavy industrial park, matches the existing development, and will allow for less out door storage, staff finds the addition appropriate for the area. Mr. Snarzyk made a motion and Mr. Bailey seconded to approve this site pan with no contingencies. The motion carried unanimously.

1. Home Occupations (continued):

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

Chairman McNames made a motion and Mr. Bailey seconded to postpone this item until the June 3rd Planning and Zoning Commission meeting, as the applicant was not in attendance. The motion carried unanimously.

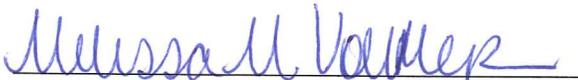
2. Other (continued):

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

Chairman McNames made a motion and Mr. Bailey seconded to postpone this item until the June 3rd Planning and Zoning Commission meeting, as the applicant was not in attendance. The motion carried unanimously.

Mr. Bailey made a motion and Ms. Tainter seconded to adjourn the meeting at 9:57 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission