



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

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the October 7, 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 November 12th Board of Alderman Agenda. Ms. Powers also noted that there would be a joint work session held on November 19th.

OLD BUSINESS

1. Site Plans:

- a. Chick-Fil-A: east side of Mid Rivers Mall Drive, north of Suemandy Drive – site plan re-approval.

Mr. Justin Lurk, Chick-Fil-A, presented this to the Commission for approval. Mr. Lurk explained that the proposed project was approved by the Planning and Zoning Commission on December 5, 2018. The owner is waiting for the lease to expire on the property and therefore requesting an extension of the site plan approval. Chick Fil A will be located on a outlot of Mid Rivers Mall adjacent to Mid Rivers Mall Drive. The one-story 5,000 square foot restaurant will be constructed on a 1.81 acre site. The proposed lot currently contains a Ruby Tuesday Restaurant and associated parking lot which will be removed as part of the proposed project. Ruby Tuesday's lease does not expire until the beginning of 2022. Access to the site will be from the existing cross access drive with the Drury Hotel to the north which connects to Mid Rivers Mall Circle. The existing right-in/right-out on the south side of the site will also remain. Ample parking will be provided on the site. Mr. Westhoff made a motion and Mr. Kelley seconded to re-approve this site plan with no contingencies. The motion carried unanimously.

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- b. St. Peters Medical Facility: west side of Jungermann Road, north of Sutters Mill road – site plan re-approval.

Mr. William Laskowsky, M. Property Services, LLC, presented this to the Commission for approval. Mr. Laskowsky explained that the proposed development was initially reviewed and approved by the Planning and Zoning Commission in August, 2018. The project is now moving forward and plan re-approval is needed. The proposed building will be 7,800 square feet in area and one story in height. The site layout will be similar to the existing buildings orientation – it will be served by a single curb cut from Sutters Mill road and the existing entrance on Jungermann Road. The building design is contemporary and includes cement fiber in tan and gray with a horizontal detail; a covered entrance is on the east side of the development. Mr. Kelley made a motion and Mr. Bailey seconded to re-approve this site plan with the following contingencies:

1. Obtain approval of the landscape plan from the Parks Department.
2. Provide a light standard detail.
3. Provide a detail of the trash enclosure.
4. Work with the Engineering Department and Utility Department regarding final location of utilities, detention and entrances.

The motion carried unanimously.

NEW BUSINESS

1. Home Occupations:

- a. sTEAp (loose leaf tea online sales): Michelle Fritz, 4 Thornway Drive.

Ms. Michelle Fritz 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 and materials must be kept inside the residence.

The motion carried unanimously.

- b. 7 Acorns, LLC (printing, etching and engraving): Bryan Suttory, 103 Vantage Point Drive.

Mr. Bryan Suttory presented this to the Commission for approval. Ms. Tainter made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

1. All materials and equipment must be stored inside the residence or garage.
2. All customers must park in the driveway.

The motion carried unanimously.

- c. Hallows Construction, LLC (construction): James Hallows, 169 Thornway Drive.

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

- d. Zimmerman Electric, LLC (electrical contractor): Anthony Zimmermann, 1213 Colby Drive.

Mr. Anthony Zimmermann presented this to the Commission for approval. Mr. Snarzyk made a motion and Ms. Tainter seconded to approve this application with the following contingencies:

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

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- . All business related materials must be parked in the driveway.
- 3. Items stored in the vehicle must be screened.

The motion carried unanimously.

2. Other:

- a. Backyard Butchers, LLC: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – Use Approval – Temporary food sales – Mid Rivers Mall.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject use approval is for drive through meat sales activity at Mid Rivers Mall. The event would be held from November 6, 2020 through November 22, 2020, possibly extended to November 29, 2020. The location will be in the parking area between Macy's and Dillard's. The applicant has indicated that the sales hours will be similar to the mall – 9:00 a.m. to 7:00 p.m. every day except Tuesday. The set-up includes a twenty-six foot Ryder truck with a running freezer for the meat. A canopy tent will be set up with a table – this area will house the salesperson. Customers will drive into the parking area next to the tent, speak to the salesperson and make their purchase. Customers will remain in their vehicles – meat will be brought out and loaded into their vehicles. An online price list will be viewed by most customers. Mr. Tainter made a motion and Mr. Snarzyk seconded to approve this temporary use with the following contingencies:

- 1. Obtain City Health Department approval and all required licenses.
- 2. Truck and canopy must be located so as to not impact a traffic lane.
- 3. Temporary signage shall comply with City Code.

The motion carried unanimously.

3. Public Hearings:

- a. Petition RZ 20-08 – James Sontheimer: A request for a rezoning from the A-1 Agricultural District to the I-1 Light Industrial District for a 2.5 +/- acre tract of ground. The subject site is located on the west side of Iffrig Road, north of Salt River Road (212 – 240 Iffrig Road).

Mr. James Sontheimer presented this to the Commission for approval. Mr. Sontheimer explained that he is proposing industrial zoning for this site to allow leasing of an area for outdoor storage. The storage will be for salt for road treatment during the winter; a dome or canopy will cover the salt and equipment. The storage area will use the existing driveway which is residential in style and width. Mr. Sontheimer noted he will also apply proper stormwater management around the salt storage to ensure containment of any runoff from the storage area. Chairman McNames opened the public hearing at 7:08 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 7:08 p.m. Mr. Snarzyk made a motion and Mr. Westhoff seconded to recommend approval of this rezoning to the Board of Aldermen. The motion carried unanimously.

- b. Petition RZ 20-09 – ES & S: A request for a rezoning from the C-3 General Commercial District to a Planned Urban Development (PUD) for a 6.9 +/- acre tract of ground. The subject site is located west of Woodstone Drive, north of Harvester Road. Proposed use: Senior Residential – multiple family residences and nursing home.

Mr. Scott Auman, SWD Architects, presented this to the Commission for approval. Mr. Auman explained that the proposed project, St. Peters Senior Community, is planned for a 6.71 acre site at the northwest corner of Woodstone Drive and Old Highway 94. Access to the site will be from both Woodstone Drive and Old Highway 94. Parking will include 134 spaces around the building. The development will include a single building with a mix of independent, assisted and memory care units. The building will range between one and four stories. The four-story area of the building will contain ninety-one independent units, the two-story area will contain forty-four assisted care living units,

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and the one-story area will house eighteen memory care units. Amenities include a walking path around the site, two courtyard areas, a covered drop-off area, and other features such as a bistro, community room, wellness and fitness facilities, a movie theatre, and a fenced dog park. The architecture of the large building is attractive and includes a mix of stone veneer and cement hardiboard siding. Chairman McNames opened the public hearing and asked anyone wishing to speak on this petition to please come forward. Mr. Sandy Artman, 1433 Woodstone Drive, spoke in opposition to this petition. Mr. Terry Tonneas, 1438 Cobblestone Drive, spoke in opposition to this petition. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:28 p.m. Mr. Auman addressed the issues raised during the public hearing. Mr. Snarzyk made a motion and Mr. Kelley seconded to recommend approval of this rezoning to the Board of Aldermen. The motion carried unanimously.

5. Site Plans:

- a. St. Peters Senior Community: west side of Woodstone Drive, north of Harvester Road.

Mr. Scott Auman, SWD Architects, presented this to the Commission for approval. Mr. Auman explained that the proposed project, St. Peters Senior Community, is planned for a 6.71 acre site at the northwest corner of Woodstone Drive and Old Highway 94. Access to the site will be from both Woodstone Drive and Old Highway 94. Parking will include 134 spaces around the building. The development will include a single building with a mix of independent, assisted and memory care units. The building will range between one and four stories. The four-story area of the building will contain ninety-one independent units, the two-story area will contain forty-four assisted care living units, and the one-story area will house eighteen memory care units. Amenities include a walking path around the site, two courtyard areas, a covered drop-off area, and other features such as a bistro, community room, wellness and fitness facilities, a movie theatre, and a fenced dog park. The architecture of the large building is attractive and includes a mix of stone veneer and cement hardiboard siding. The project's quality and design will complement both the commercial and residential developments in the area. In addition, the building is surrounded by a walkway and driveway that will include decorative light standards and fixtures to provide character to the site. Extensive landscaping is planned that will ensure an attractive site for both residents and the passerby. Mr. Snarzyk made a motion and Mr. Westhoff seconded to approve this site plan with the following contingencies:

1. Coordinate the final lighting plan with the Planning Department.
2. Coordinate the final landscape plan with the Planning Department including compliance with Chapter 535 Tree and Landscape requirements.

The motion carried unanimously.

4. Record Plats:

- a. Kaplan Subdivision Plat Two: north side of the I-70 Service Road North, east of Mid Rivers Mall Drive.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject plat area is on the north side of Interstate 70, east of Mid Rivers Mall Drive. The area was platted in 1997 to create a lot for the Lou Fusz automotive dealership. The larger lot – Lot 1 – was developed in recent years with the Shoppes of Mid Rivers. The subject plat will subdivide existing Lot 2 into two lots, thereby creating a lot to the east of the Lou Fusz dealership for a future development; the site is currently undeveloped. Mr. Westhoff made a motion and Mr. Kelley seconded to recommend approval of this Record Plat to the Board of Aldermen with the following contingencies:

1. Provide a signature block for the City Clerk and City Engineer.
2. Work with staff to finalize all easements.
3. Prior to recording the following must be addressed:
 - a. Verification that all taxes have been paid.
 - b. Provide escrows or make public improvements.
 - c. Provide a digital media copy of the plat.

The motion carried unanimously.

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1. Home Occupations (continued):

- c. Hallows Construction, LLC (construction); James Hallows, 169 Thornway Drive.

The applicant was not in attendance. Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the December 2nd Planning and Zoning Commission meeting. The motion carried unanimously.

Ms. Tainter made a motion and Mr. Snarzyk seconded to adjourn the meeting at 7:40 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission