



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF OCTOBER 7, 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; Julie Powers, Director of Planning, Community and Economic Development; Mark Kersten, Building Commissioner; Melissa Vollmer, Recording Secretary; and Ken Braunfeld, Planning Coordinator. Gary Westhoff and Liane Sargent, City Engineer, were absent.

MINUTES:

A motion was made by Mr. Kelley and seconded by Ms. Shetterly to approve the minutes of the September 2, 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 October 22nd Board of Alderman Agenda. Ms. Powers also noted that there would be a joint work session held on November 19th.

NEW BUSINESS

1. Home Occupations:

- a. Uplifting Home Remodeling (home remodel): Jeremy Clark, 211 Agamemnon Court.

Mr. Jeremy Clark presented this to the Commission for approval. Ms. Tainter made a motion and Mr. Snarzyk seconded to approve this home occupation with the following contingencies:

1. All materials and equipment must be stored inside the residence or garage.
2. All business related vehicles must be parking the garage/driveway.
3. Items stored in the vehicle must be screened.

The motion carried unanimously.

- b. The Royal Treatment (dog grooming): Lori Harrellson, 24 N. Hillview Drive.

Ms. Lori Harrellson presented this to the Commission for approval. Chairman McNames noted that a letter of opposition was received from Michael Marchewa, 22 N. Hillview Drive. Mr. Yoffie made a motion and Ms. Tainter seconded to approve this application with the following contingencies:

1. All clients must park in the driveway.
2. A maximum of one (1) customer at the business at a time.

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3. All dogs must be kept inside except during outside restroom breaks.

The motion carried unanimously.

c. One Country Manor Court (short-term rental): Scott Sprouse, 1 Country Manor Court.

Mr. Scott Sprouse presented this to the Commission for approval. Mr. Sprouse explained that he is wanting to use his home as an Air bnb during the months he travels. He indicated this typically occurs during the winter months – October through March. Chairman McNames opened the public comments and Mr. Brad Glazebrook, 520 Country Manor Drive, spoke in opposition to this home occupation. Mr. Yoffie made a motion and Mr. Snarzyk seconded to add the following two contingencies: 1. Annual inspection to be completed by the City and 2. Rentals will be limited to 6 months out of the year, October 1 to March 31. The motion carried unanimously. Mr. Snarzyk made a motion and Mr. Yoffie seconded to approve this application with the following contingencies:

1. All clients must park in the driveway.
2. Site advertisement and note/sign in the house must state that there is no outside noise generating activity allowed after 9:00 p.m.
3. Review after six months - April 7, 2021.
4. Annual inspection to be completed by the City.
5. Rentals will be limited to six months out of the year, October 1 to March 31.

The motion carried unanimously.

d. Flourish Flower Marked (floral design): Nicole Anconetani, 14 Greenfield Drive.

Ms. Nicole Anconetani presented this to the Commission for approval. Ms. Tainter made a motion and Ms. Shetterly seconded to approve this application with the following contingency:

1. All clients must park in the driveway.

The motion carried unanimously.

2. Site Plans:

a. Cheer St. Louis: west side of Trade Center Drive, south of Veterans Memorial Parkway.

Mr. Larry Walker, Bax Engineering and Mr. Ronald Powell, RW Powell Architecture, LLC, presented this to the Commission for approval. Mr. Walker explained that the proposed project will be located in the Trade Center light industrial park on Veterans Memorial Parkway. The project includes a one-story 20,416 square foot office warehouse building on a 1.96 acre tract. The proposed tenant of the building is Cheer St. Louis, which teaches cheerleading and tumbling. Access to the site will be from a single curb cut to Trade Center Drive and will include sixty-two parking spaces. The proposed design of the building includes modular fiber cement panels and wider more decorative concealed fastener metal panels. The remainder of the building will be a more standard metal ribbed metal panel with a wainscot of modular fiber cement panels. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies.

1. Coordinate the final lighting plan with the Planning Department to verify adequate driveway and parking lot coverage.
2. Obtain compliance with Chapter 535 Tree and Landscape requirements.
3. Coordinate the final architectural design with the Planning Department.

The motion carried unanimously.

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b. 1544 Cornerstone Drive: east side of Cornerstone Drive, south of Harvester Road.

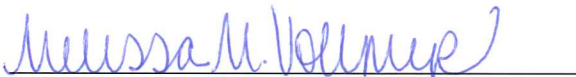
Mr. Jamie Henson, Sterling Engineering, and Mr. Oscar Jackson, Jackson Design Group, presented this to the Commission for approval. Mr. Henson explained that the proposed project will be located in the Cornerstone light industrial park on Cornerstone Drive. The project includes a one-story 7,350 square foot office warehouse building on a 0.49 acre tract. The building will be marketed to and used by various small businesses. Access to the site is from Cornerstone Drive and includes six parking spaces and two truck docks. Other site improvements include a new masonry trash enclosure and tree plantings along the north and south property lines. The building will be constructed of metal with tan walls and a bronze painted wainscot. The building will also have black awnings over the windows facing Cornerstone Drive. Mr. Snarzyk made a motion and Ms. Tainter seconded to approve this site plan with the following contingencies:

1. Coordinate the final lighting plan with the Planning Department to verify adequate driveway and parking lot coverage.
2. Show the tree line to remain post development, to be fenced off to the edge of the drip line, prior to any grading or construction on the site.
3. Obtain compliance with Chapter 535 Tree and Landscape requirements.
4. Show the general location of the ground mounted HVAC units and also note that all roof top utilities to be screened on all sides.

The motion carried unanimously

Ms. Tainter made a motion and Ms. Shetterly seconded to adjourn the meeting at 7:35 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission