



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF AUGUST 5, 2020 6:30 P.M.**

**CALL TO ORDER:**

Vice Chairman Gary Westhoff 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: Gary Westhoff, Vice Chairman; 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; Liane Sargent, City Engineer and Ken Braunfeld, Planning Coordinator.. Chairman Keith McNames was absent.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Ms. Shetterly to approve the minutes of the July 1, 2020 Planning and Zoning Commission meeting. The motion carried unanimously.

**COMMUNICATIONS AND REPORTS OF OFFICERS:**

Vice Chairman Gary Westhoff 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 August 27th Board of Alderman Agenda.

**OLD BUSINESS**

**1. Home Occupations:**

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

Mr. Alex Henry presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Kelley seconded to approve this home occupation with the following contingency:

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

The motion carried unanimously.

- b. Finishing Touch Home Remodeling (construction): Stephen Fuller, 2983 Cloverwoods Lane.

Mr. Stephen Fuller 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.

**NEW BUSINESS**

**1. Other:**

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

Ms. Justine Robinson, Mid Rivers Mall, presented this to the Commission for approval. Ms. Robinson explained that the request is for a carnival at Mid Rivers Mall. The event, including set up and take down, would be held from August 13, 2020 through August 23, 2020 in the parking area between Sears and J. C. Penney. Ms. Robinson noted that all social distancing requirements will be adhered to and patrons will be required to wear a mask. Mr. Kelley made a motion and Ms. Tainter seconded to approve this temporary use. The motion carried unanimously.

**2. Public Hearings:**

- a. Petition RZ 20-05 – Wamec Properties, LLC c/o Shari Nevels: A request for an amended Commercial Planned District (CPD) to permit a tattoo and piercing facility on a 1.34 +/- acre parcel. The subject site is located on the west side of Jungermann Road, north of Sutters Mill Road.

Ms. Shari Nevels presented this to the Commission for approval. Ms. Nevels explained that the proposed request for a tattoo and piercing facility is located in an existing multi-tenant commercial building located on the west side of Jungermann Road, north of Sutters Mill Road. The shopping center was rezoned to a Commercial Planned District (CPD) in 2006 to allow a resale shop in addition to all C-2 permitted uses. The current request will modify the CPD to allow tattoo and piercing facilities. The owner of the tattoo and piercing facility has indicated that the business will initially be by appointment only and will comply with the requirements of City Code. Vice Chairman Westhoff opened the public hearing at 6:45 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Louisa Deuser, 41 Carson Court, spoke in opposition to this petition. Vice Chairman Westhoff noted that the Commission received letters of opposition from the following residents: Kenneth Johnson, 11 LeJer Lane, Don and Jeannine Bastean, 5 Woodbrook Court, and Sandra Melchior, 7 Apple Tree Court. Seeing no one else present to comment Vice Chairman Westhoff closed the public hearing at 6:50 p.m. Mr. Snarzyk made a motion and Ms. Shetterly seconded to recommend approval of this CPD amendment to the Board of Aldermen. The motion carried unanimously.

**3. Site Plans:**

- a. St. Charles County Ambulance District: west side of Woodstone Drive, south of Queens Brooke boulevard.

Mr. Brandon Harp, CEDC, and Mr. Roy Mangan, Archimages, presented this to the Commission for approval. Mr. Harp explained that the St. Charles County Ambulance District is developing a new base house at the southwest corner of Queens Brooke Boulevard and Woodstone Drive. The proposed project will be used by SCCAD for a new four bay ambulance/support vehicle facility with crew sleeping quarters. It will be similar to the new base house at Jungermann Road and Old Mill Parkway. The project will include a one-story, 5,200 square foot facility on a 0.91 acre tract. Full access to the site will be from

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Woodstone Drive with emergency vehicles existing to Queens Brooke Boulevard. Trash generation will be minimal and kept inside the building. The proposed design of the building is predominately brick with an architecturally shingled roof with brick pillars and decorative accent trim. Alderman Bateman made a motion and Ms. Shetterly seconded to approve this site plan, including the dumpster location within the building, with no contingencies. The motion carried unanimously.

b. Project Smile: north side of Spencer Road, north of Highway 370.

Ms. Hannah Kiem, CRG Services, LLC, and Mr. Ryan Schriber, Stock and Associates, presented this to the Commission for approval. Ms. Kiem explained that the proposed project will be the first development on the north side of Highway 370 in the Premier 370 Business Park. The project will include a one-story, 142, 670 +/- square foot office/warehouse/distribution facility. Access to the site will be from Spencer Road, which will be extended from its terminus just north of Salt River Road to the eastern edge of the property. The development will have 230 employee parking spaces with an additional 983 delivery van parking spaces. Full sized truck access will be from the eastern most curb cut leading to the back of the building and then existing at the western curb cut. Delivery van access will be from a separate curb cut leading to an oversized drive aisle, with seventy-two intermediate parking spaces, and a by-pass lane. An additional seventy-two delivery van loading spaces will be located under a 540 foot long by 100 foot wide canopy extending out from the east side of the building. The site will include tree plantings throughout the development including street trees along Spencer Road. In addition, the site will employ a number of different water quality features including native vegetative swales and bio retention areas. The overall design of the building is tilt-up concrete construction and is consistent with the other large scale modern office/warehouse developments in the 370 area. Mr. Snarzyk made a motion and Ms. Tainter seconded to approve this site plan with the following contingency:

1. Coordinate the final landscape plan for compliance with the tree and landscape requirements including irrigation along Spencer Road.

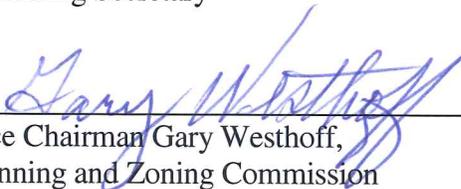
The motion carried unanimously.

Ms. Shetterly a motion and Alderman Bateman seconded to adjourn the meeting at 7:11 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,  
Recording Secretary



Vice Chairman Gary Westhoff,  
Planning and Zoning Commission