



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JULY 1, 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; 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. Gary Westhoff and Alderman Judy Bateman were absent.

MINUTES:

A motion was made by Mr. Kelley and seconded by Ms. Shetterly to approve the minutes of the June 3, 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 July 23rd Board of Alderman Agenda.

OLD BUSINESS

1. Home Occupations:

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

Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the end of the agenda. The motion carried unanimously.

2. Other:

- a. 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. Snarzyk seconded to postpone this item until the end of the agenda. The motion carried unanimously.

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

Chairman McNames made a motion and Ms. Tainter seconded to remove this item from the agenda. The motion carried unanimously.

Planning and Zoning Commission Meeting Minutes
July 1, 2020

NEW BUSINESS

1. Home Occupations:

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

Chairman McNames made a motion and Mr. Kelley seconded to move this item to the end of the agenda. The motion carried unanimously.

- b. Reviv Janitorial (commercial cleaning company): DaYonne Reed, 817 Harding Street.

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

2. Site Plans:

- a. Electro Savings Credit Union: west side of Mid Rivers Mall Drive, south of St. Peters Howell Road.

Mr. Matt Fogarty, Premier Design Group, presented this to the Commission for approval. Mr. Fogarty explained that the proposed Electro Credit Union project will be located on the west side of Mid Rivers Mall Drive, south of the WalMart Grocery gas station. The proposed one story 2,275 square foot building will be located on a 1.39 acre lot. The facility will have a single drive-up banking window integrated into the building as well as a remote two lane banking and ATM drive thru, each with an individual canopy. Access to the site will be from the existing private cross access driveway that is signalized at its connection to the intersection of Mid Rivers Mall Drive and St. Peters Howell Road. The private cross access driveway currently serves the WalMart Grocery store to the north and the gas station to the south, with a stub to the west for future development. The proposed building design is very modern with a two story glass tower at the corner. The building will include large windows, darker gray vertical cement board siding, and light gray horizontal Nicheha cement board siding. The mechanical equipment will be located on the ground behind a screen that compliments the building. Mr. Sachse made a motion and Ms. Tainter seconded to approve this site plan with the following contingency:

1. Provide a fire hydrant on site.

The motion carried unanimously.

1. Home Occupations (continued):

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

Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the end of the agenda. The motion carried unanimously.

2. Other (continued):

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

Mr. Kurt Barks, owner, presented this to the Commission. Mr. Barks explained that in May, 2019 he presented revised architectural plans to the Commission and had planned to paint the exterior and update/maintain the site including the parking lot and landscaping. They also planned the addition of a building at the rear of the existing structure. The new building area includes a small office area and large repair garage area. The building was added to the north side of older building and is primarily visible from Patmos Drive. At the meeting in May 2019, the

Planning and Zoning Commission Meeting Minutes
July 1, 2020

Commission approved the elevations with some modifications. These included the extension of the parapet roofline to match the existing building and camouflage the sloped roof, and a painted wainscot to match the masonry element on the original building. The extension of the blue band across the top of the building was also discussed, and the consulting architect requested a concealed fastener flat panel. In recent months, staff noted that the changes in the field do not match the Commission's direction or the revised elevations. Specifically, the metal building addition has been painted grey to match the original building and there is no masonry wainscot. Mr. Barks noted that due to budget limitations, the brick wainscot is just not feasible and the horizontal metal seam on the building is due to the wrong product being delivered and it was not the right length. Mr. Barks further noted that he has invested in the property and recently repaved the entire parking lot, making the site much more attractive. Mr. Barks states that he is requesting the opportunity to work with staff to come up with a solution to conceal the seam between the metal wall panels. There was general discussion among staff, the Commission members and the consulting architect about what may work to conceal the seam. Chairman McNames made a motion and Mr. Snarzyk seconded to amend the first recommended contingency to read as follows: Work with staff to finalize a solution to camouflage the seam between the wall panels in 60 days and install within 120 days. The motion carried unanimously. Chairman McNames made a motion and Ms. Shetterly seconded to remove the second recommended contingency. The motion carried unanimously. Mr. Snarzyk made a motion and Mr. Yoffie second to approve this architectural modification with the following contingency:

1. Work with staff to finalize a solution to camouflage the seam between the wall panels in 60 days and install within 120 days.

The motion carried unanimously.

1. Home Occupations (continued):

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

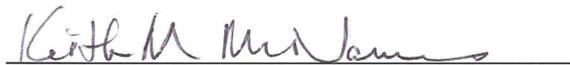
Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the August meeting. The motion carried unanimously.

Mr. Bailey made a motion and Ms. Tainter seconded to adjourn the meeting at 7:07 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission