



Revised June 1, 2021 4:00 p.m.

**AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
JUNE 2, 2021
6:30 P.M.**

- a. **CALL TO ORDER**
- b. **INVOCATION**
- c. **PLEDGE OF ALLEGIANCE**
- d. **ATTENDANCE**
- e. **MINUTES**
- f. **COMMUNICATIONS AND REPORTS OF OFFICERS**

- g. **OLD BUSINESS**

- 1. SITE PLANS:**
 - a. Auto Nation: north side of I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)

- 2. HOME OCCUPATIONS:**
 - a. Assisted Living Solutions – Staffing Firm, LLC (staffing agency): Shawn Klaas, 277 Montego Ct. (Ward 1)

- 3. OTHER:**
 - a. Good Ranchers, LLC: 1600 Mid Rivers Mall Drive (Mid Rivers Mall parking lot) – use approval – temporary sales activity. (Ward 1)

- 4. PUBLIC HEARINGS:**
 - a. Petition SU 21-05-ERC Construction c/o Rosemann and Associates: A request for a Special Use Permit in the C-2 Community Commercial District for a multiple family development on a 13.05 +/- acre parcel. The subject site is located on the west side of Mid Rivers Mall Drive, south of Willott Road. (Ward 2)

- 5. SITE PLANS:**
 - a. McKelvey Marketplace Apartments: west side of Mid Rivers Mall Drive, south of Willott Road. (Ward 2)

h. NEW BUSINESS

1. HOME OCCUPATIONS:

- a. ALS Computers (computer repair): Alan Gaines, 4 Valley View Drive. (Ward 3)

2. PUBLIC HEARINGS:

- a. Petition RZ 21-06 – Gregory Hipskind c/o Bax Engineering: A request for a rezoning from the C-2 Community Commercial District to a CPD Commercial Planned District for a self-storage facility on a 1.29 +/- acre parcel. The subject site is located at the terminus of Vantage Drive, east of St. Peters Howell Road. (Ward 2)
- b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.
- c. Street vacation: terminus of Vantage Drive, east of St. Peters Howell Road. (Ward 2)

3. SITE PLANS:

- a. Storage Facility: terminus of Vantage Drive, east of St. Peters Howell Road. (Ward 2)
- b. Cooper’s Hawk at the Shoppes of Mid Rivers: north side of I-70 Service Road north, east of Mid Rivers Mall Drive. (Ward 1)
- c. Lots 34 & 35 of Premier 370 Business Park - 6001 & 7001 Premier Parkway: north side of Premier Parkway at the terminus of Executive Centre Parkway. (Ward 3)