



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF AUGUST 7, 2019 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: Vice Chairman Gary Westhoff; Sherry Gibson; Lori Tainter; Steve Snarzyk; Janet Shetterly; Steven Bailey; Bill Yoffie; Larry Sachse; Pat Kelley; Joseph Markus, Alderman Terri Violet; Julie Powers, Director of Planning, Community and Economic Development; Melissa Vollmer, Recording Secretary; and Mark Kersten, Building Commissioner. Denise O'Mara, Keith McNames, Ken Braunfeld, Planning Coordinator and Liane Sargent, City Engineer were absent.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Mr. Bailey to approve the minutes of the July 3, 2019 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 22<sup>nd</sup> Board of Alderman Agenda.

**NEW BUSINESS**

**1. Public Hearings:**

- a. Petition 19-11 – TWG Development, LLC: a request for a special use permit in the SD-OC Special District Office/Commercial and SD-RC Special District Retail/Commercial to permit multiple family units on a 7.72 +/- acre parcel. The property is located on the south side of Executive Centre Parkway, west side of St. Peters Centre Boulevard.

Vice Chairman Westhoff noted that the applicant has requested this item be postponed until the September 4, 2019 Planning and Zoning Meeting. Mr. Westhoff made a motion and Mr. Snarzyk seconded to postpone this item until the September 4<sup>th</sup> Meeting. The motion carried unanimously.

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Vice Chairman Westhoff made a motion and Mr. Kelley seconded to move item 1.b. to the end of the agenda. The motion carried unanimously.

**2. Other:**

- a. Napleton Automotive Group: north side of I-70 Service Road North, east of Spencer Road – Use Approval – temporary parking.

Ms. Powers noted that the applicant has requested this item be withdrawn. Mr. Westhoff made a motion and Ms. Shetterly seconded to withdraw this item from the agenda. The motion carried unanimously.

- b. Spirit Halloween: west side of Mid Rivers Mall Drive, south of Suemandy Road – Use Approval – temporary Halloween store (former Toys R Us).

Ms. Michelle Sitton, Spirit Halloween, presented this to the Commission for approval. Ms. Sitton explained that Sprit Halloween would like to open in the former Toys R Us location on Suemandy Road. The store will be open between August 15<sup>th</sup> and November 15<sup>th</sup>. All sales activity will be inside the store. There is ample parking within the center. Mr. Kelley made a motion and Mr. Bailey seconded to approve this temporary use with the following contingencies:

1. No outside storage of materials or equipment shall be permitted.
2. All exterior signage shall be removed by November 16, 2019.

The motion carried unanimously.

**3. Record Plats:**

- a. Osborn Subdivision: north side of Main Street, west of National Street.

Mr. Larry Osborn, owner, presented this to the Commission for approval. Mr. Osborn explained that the subject plat will create three lots at the northwest corner of Main Street in Old Town St. Peters. The site contains three older buildings, which were constructed over the original Deppe and Reinecke Subdivision lot lines. The proposed plat will correct this decade old situation by correctly placing each building on its own lot. Mr. Yoffie made a motion and Mr. Snarzyk seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Items to be provided prior to recording:
  - a. Provide seal and signature.
  - b. Provide verification that the taxes have been paid on the property.
  - c. Provide digital media copy of the plat.

The motion carried unanimously.

**1. Public Hearings (continued):**

- b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers reviewed the proposed Code changes that were discussed during the Joint Work Session held on May 29, 2019 with the Planning Commission, Mayor and Board of Aldermen, Board of Adjustment and staff. These changes included a

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clean up of language related to the Land Use Review Meetings and Definitions; changes to each zoning district as to what is allowed and what requires a special use permit; proposed modifications to the corner visibility triangle as defined in the code; revised wording related to Home Occupations to permit more than one home occupation per residence if approved by the Planning Commission; changes to the allowed fencing materials to include metal in the appearance of wrought iron, changes in wording related to yard and court encroachments with relation to holiday decorations and structures; changes to construction standards (drive aisles and parking) to include that all driveways be paved; clean-up language related to final plat requirements; and finally, changes to transference of control of trusteeship for indentures and covenants of subdivisions. Vice Chairman Westhoff opened the public hearing at 6:55 p.m. and asked anyone wishing to speak on these code changes to please come forward. Seeing no one present to comment, Vice Chairman Westhoff closed the public hearing. Mr. Bailey made a motion and Ms. Shetterly seconded to recommend approval of these code changes to the Board of Aldermen. The motion carried unanimously.

**4. Site Plans:**

- a. St. Peters Apartments: south side of Executive Centre Parkway, west of St. Peters Centre Boulevard.

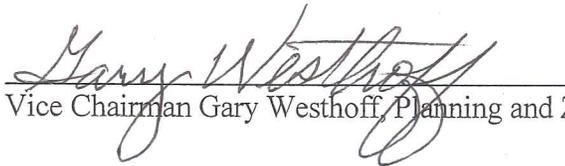
Vice Chairman Westhoff noted that the applicant has requested this item be postponed until the September 4, 2019 Planning and Zoning Meeting. Mr. Westhoff made a motion and Ms. Shetterly seconded to postpone this item until the September 4<sup>th</sup> Meeting. The motion carried unanimously.

Mr. Bailey made a motion and Ms. Tainter seconded to adjourn the meeting at 6:57 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer, Recording Secretary



Vice Chairman Gary Westhoff, Planning and Zoning Commission