



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF DECEMBER 4, 2019 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; Bill Yoffie; Lori Tainter; Steve Snarzyk; Janet Shetterly; Steven Bailey; Gary Westhoff; Larry Sachse; Pat Kelley; Joseph Markus, Alderman Terri Violet; Julie Powers, Director of Planning, Community and Economic Development; Ken Braunfeld, Planning Coordinator; Melissa Vollmer, Recording Secretary; Mark Kersten, Building Commissioner and Liane Sargent, City Engineer.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the November 6, 2019 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 December 19th Board of Alderman Agenda.

NEW BUSINESS

1. Public Hearings

- a. Petition 19-16 – QuikTrip: A request for a Special Use Permit in the C-2 Community Commercial District for 1.7 +/- acre tract. The subject site is located on the east side of Mid Rivers Mall Drive, south of Willott Road, more commonly known as 3000 Mid Rivers Mall Drive. Proposed Use: Convenience store with gas pumps.

Ms. Gwen Keen, QuikTrip, presented this to the Commission for approval. Ms. Keen explained that the subject property has been developed with a QuikTrip convenience store with gas pumps since 1987. As part of a system wide facilities upgrade, the proposed project will completely remove the existing facility and construct a new proto-type "mini" QT Kitchen convenience store. This new proto-type will mirror the full size QT Kitchen stores but at a reduced scale. The new facility will be constructed on the same lot and in the same configuration as the existing store. At the time the original building was constructed, a special use

Planning and Zoning Commission Meeting Minutes
December 4, 2019

permit was not required for this use at this location After the original building was constructed, the code was changed to require the special use permit. Since the facility will be removed and reconstructed the current code must be complied with. Therefore, the applicant is requesting a special use permit for the convenience store with gasoline pumps. Chairman McNames opened the public hearing at 6:38 p.m. and asked anyone wishing to speak on this petition to come forward. Jane, a resident on Windstream Drive, questioned whether or not the QuikTrip store would be shifted further back towards the residences on Windstream Drive. The owner of the car wash next to QuikTrip had questions about access to his site during construction. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:42 p.m. Ms. Keen indicated that the new store would not be shifted further back towards Windstream, it would be in same footprint as the current store. Ms. Keen also indicated that she would speak with the adjacent property owner regarding access to his site. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this special use permit. The motion carried unanimously.

- b. Petition 19-17 – St. Louis Veterinary Holdings, LLC d/b/a Vet Stop Animal Clinic: A request for a Special Use Permit in the C-2 Community Commercial District for a 0.9 +/- acre tract. The subject site is located on the north side of Mexico Road, east of Mid Rivers Mall Drive, more commonly known as 7030 Mexico Road. Proposed use: Kennel.

Mr. Kent Thornberry, DVM., presented this to the Commission for approval. Mr. Thornberry explained that the applicant is proposing a kennel in an existing building at 7030 Mexico Road, east of Mid Rivers Mall Drive. The facility will be a new location for an existing veterinarian in the area. The grooming, day care and kennel uses will be combined with this veterinary service. The veterinary, daycare, grooming and kennel will be within an existing building that has been at this location for some time. The modifications to the site will include “clean up” to the building exterior and the addition of an outside area for large and small dogs. The interior will be totally modified for the vet office, grooming and daycare/kennel needs and will include a large indoor area for the dogs. Chairman McNames opened the public hearing at 6:51 p.m. and asked anyone wishing to speak on this petition to come forward. Ms. Patricia Todd, 12 Green Gage, spoke in opposition to this petition citing issues with airborne diseases and how the waste will be handled. Mr. Jeff Conderman, 8 Sunnyfield had concerns about the noise that will be generated from the barking dogs. Mr. Brian Beasley, 66 Countryfield Road, had concerns with noise generated from the barking dogs. Ms. Yvonne Beasley, 14 Sunnyfield Road, had concerns with noise generated from the barking dogs. Chairman McNames noted that the Commission received a letter in opposition from Ron Mitchell. Seeing no one else present to comment, Chairman McNames closed the public hearing at 6:55 p.m. Mr. Thornberry addressed the issues raised during the public hearing and noted that the dogs would only be out during office hours which is typically 8:00 a.m. to 5:00 or 6:00 p.m. Mr. Yoffie made a motion and Ms. Shetterly seconded to approve this special use permit. The motion carried unanimously.

- c. Update to Chapter 210 – Regulation of Noise Levels of the St. Peters Municipal Code.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that the proposed changes to the City Code apply to the noise regulations – Section 210.390 of the Municipal Code. The specific modification refers to the application of objective noise regulations to zoning districts in Section F. Currently, the code only refers to categories of zoning – residential, commercial and industrial. The proposed code change will add the SD Special Old Town District to the commercial category in the objective noise regulation chart. Chairman McNames opened the public hearing at 7:11 p.m. and asked anyone wishing to speak on this code change to please come forward. Seeing no one present to comment,

Planning and Zoning Commission Meeting Minutes
December 4, 2019

Chairman McNames closed the public hearing at 7:11 p.m. Mr. Snarzyk made a motion and Mr. Westhoff seconded to recommend these code changes to the Board of Aldermen. The motion carried unanimously.

2. Record Plats:

- a. Village Point: west side of Mid Rivers Mall Drive, south of Mexico Road.

Ms. Jessica Hargrave, Bax Engineering, presented this to the Commission for approval. Ms. Hargrave explained that the proposed plat will establish the lots for the Village Point subdivision under development on Mid Rivers Mall Drive. The development will have fifty-seven single family lots. The plat establishes the needed easements, including right of way and utility easements, for the roads and utilities. The easement between lots 40 and 39 is a public easement but will include some private storm sewer line. Mr. Kelley made a motion and Mr. Westhoff seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Coordinate with the Planning and Engineering departments regarding the sewer between lots 40 and 39 –verify that the private storm sewer in the public easement will be accessible by the HOA.
2. 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 a \$2000 trustee contribution per Section 405.820 of the City Code.
 - d. Provide a digital media copy of the plat.

The motion carried unanimously.

3. Site Plans:

- a. QuikTrip: east side of Mid Rivers Mall Drive, south of Willott Road.

Ms. Gwen Keen, QuikTrip, presented this to the Commission for approval. Ms. Keen explained that the subject property was developed and operated as a QuikTrip convenience store with gas pumps since 1987. As part of a system wide facilities upgrade, the proposed project would construct a new prototype “mini” QT Kitchen convenience store. This new prototype will mirror the current full size QT Kitchen stores but at a reduced scale. The new one-story 4,200 square foot QuikTrip will be constructed on a 1.17 +/- acre tract. The new facility will be in the same configuration as the existing store, at the southeast corner of Mid Rivers Mall Drive and Willott Road. As a part of this redevelopment the existing fuel canopy will be removed and replaced. In addition, the underground single-wall fuel tanks will be replaced with modern double wall fuel tanks. Access to the site will remain the same. The proposed building will be predominately brick. The main brick color will be a medium brown with a darker EFIS accent at the entrance. A wainscot of brick will extend around the side and rear of the building with EFIS above. Decorative awnings and an architectural parapet feature will also be on the front of the building. There was general discussion among the Commission members about adding a darker brick accent band at different levels around the building, similar to the other QuikTrip stores in the area. Mr. Westhoff made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

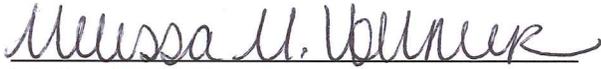
1. Verify the name and book and page of the legal description.
2. Obtain compliance with Tree and Landscape requirements of City Code Section 535.
3. Coordinate the final architectural design with the Planning Department.

The motion carried unanimously.

Planning and Zoning Commission Meeting Minutes
December 4, 2019

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 7:30 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission