



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF FEBRUARY 5, 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; 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; and Melissa Vollmer, Recording Secretary. Mark Kersten, Building Commissioner; Liane Sargent, City Engineer and Ken Braunfeld, Planning Coordinator were absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the January 8, 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 February 27th Board of Alderman Agenda.

NEW BUSINESS

1. Home Occupations:

- a. Avahi Design, LLC (web design service): Kris Risner, 15 Millbridge Drive.

Mr. Kris Risner presented this to the Commission for approval. Mr. Westhoff made a motion and Mr. Yoffie seconded to approve this application with no contingencies. The motion carried unanimously.

- b. Jan Gilmore Mental Health Mentor, LLC (telephone consultations): Janet Gilmore, 1028 Sugar Creek Court.

Ms. Janet Gilmore presented this to the Commission for approval. Mr. Snarzyk made a motion and Ms. Tainter seconded to approve this home occupation with no contingencies. The motion carried unanimously.

- c. Tasscon, LLC (consulting and business services): Anthony Ameigh, 24 Long Branch Court.

Ms. Heather Torretta presented this to the Commission for approval. Mr. Yoffie made a motion and Mr. Snarzyk seconded to approve this home occupation with no contingencies. The motion carried unanimously.

Planning and Zoning Commission Meeting Minutes
February 5, 2020

- d. Aspire Construction Services (general contractor): Grant Krueger, 182 Berry Manor Circle.

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

2. Record Plats:

- a. McKelvey Marketplace – Plat 2: west side of Mid Rivers Mall Drive, south of St. Peters Howell Road.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that McKelvey Marketplace was originally approved in 2015 to create the lots for the WalMart Market and the associated gas station/convenience store in addition to the larger future development parcel. AT this time, the property owner is dividing the larger Lot 3 into two parcels – a smaller parcel fronting Mid Rivers Mall Drive and a larger parcel including the balance of the property. Mr. Westhoff made a motion and Ms. Tainter seconded to recommend approval of this record plat to the Board of Aldermen, with the following contingencies:

1. Note/call out all existing gas and/or hazardous liquid pipelines or pipeline facilities through the plat, or note that none exist.
2. Provide state plane coordinates at all applicable corners.
3. Provide perimeter general utility easements along the common property line between Lot 3a and Lot 3b.
4. Indicate ownership of Lot 1.
5. 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 digital media copy of the plat.

The motion carried unanimously.

1. Home Occupations (continued):

- d. Aspire Construction Services (general contractor): Grant Krueger, 182 Berry Manor Circle.

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

Mr. Westhoff made a motion and Mr. Bailey seconded to adjourn the meeting at 6:44 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission