



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF NOVEMBER 6, 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 silence was observed for the passing of former Commissioner Marilyn Shaikewitz.

PLEDGE OF ALLEGIANCE:

All in attendance said the Pledge of Allegiance.

ATTENDANCE:

Those in attendance were: Vice Chairman Gary Westhoff; Chairman Keith McNames, Sherry Gibson; 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; Liane Sargent, City Engineer; and Mark Kersten, Building Commissioner. Lori Tainter was 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 November 14th Board of Alderman Agenda.

OLD BUSINESS

1. Site Plans:

- a. Diamond Car Wash: north side of Mexico Road, east of Spencer Road – amended site plan and elevations.

Mr. John Odom, Architect, presented this to the Commission for approval. Mr. Odom explained that they are proposing a modification to the plan to shift the building to the east and elongate the site layout. A parcel for development remains on the west side of the tract. The site proposal includes a car wash building and drive aisles to serve the building. Access to the site will be from Mexico Road; a secondary access to the Menards service road is proposed. The new elevation is all brick and includes glass overhead doors. It is attractive and compliant with the requirements for the Special District. Mr. Yoffie made a motion and Mr. Kelley seconded to approve this site plan with the following contingences:

1. Coordinate final engineering details on the site and engineering plans including existing and proposed contours, water quality improvements, access location, and utility service; note on the plan that water quality measures will be provided.

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2. Provide standard plan details – location map, north arrow, scale, etc. and indicate existing easements, building square footage and dimension, curb and gutter, parking calculations, and light standard locations.
 3. Submit a record plat to consolidate lots and create two proposed lots at the time of phase 2 development, and to establish needed easements and cross easements, and provide seal and signature of the site plan.
 4. Provide a landscape plan including a landscape key, and obtain Parks Department approval.
 5. Work with staff to finalize the building design and note that all rooftop equipment will be screened.
 6. Coordinate with the property owner to the north regarding access and provide related documentation to the City; show the sidewalk along the norther drive as private and provided by the developer of the car wash.
- b. Petition 19-14 – Blitzkrieg Brothers, Inc: A request for a Special Use Permit in the I-2 Heavy Industrial District for a 1.6 +/- acre tract. The subject site is located north of I-70 Service Road North at the terminus of Algana Drive, more commonly known as 110 Algana Drive. Proposed Use: Firearm sales and service, including firearm transfers.

Mr. David Millar, Blitzkrieg Brothers, presented this to the Commission for approval. Mr. Millar explained that the proposed site is located north of I-70 Service Road North at the terminus of Algana Court. The site has been developed with a multi-tenant building for some years. Mr. Millar noted that his business has been at this location for several years. The business specializes in firearm refinishing and transfers; the business is not open to the public. Mr. Millar noted that they have been operating at this location for several years; staff became aware of the business through the firearms licensing process and advised the owner of the need for a special use permit. Vice Chairman Westhoff opened the public hearing at 6:51 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Vice Chairman Westhoff closed the public hearing at 6:51 p.m. Vice Chairman Westhoff noted that an email in support of this special use permit was received from the property owners, Bill Davis, Mary Jo Everhart and Susan Davis. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this Special Use Permit. The motion carried unanimously.

NEW BUSINESS

1. Home Occupations:

- a. Joshua Nettles Home Remodel & Renovation (home remodeling): Joshua Nettles, 235 Timberbrook Drive.

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

- b. Covenant Garage Door Company, LLC (garage door installation & repair): Keith Kleeschulte, 503 Hope Drive.

Mr. Keith Kleeschulte presented this to the Commission for approval. Mr. Snarzyk made a motion and Mr. Bailey seconded to approve this application with the following contingency:

1. All parts and supplies must be stored inside the garage or residence.

The motion carried unanimously.

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c. Community Connections, STL (personal assistance agency): Patricia Jameson, 1 Apollo Court.

Ms. Patricia Johnson presented this to the Commission for approval. Mr. Bailey made a motion and Ms. Shetterly seconded to approve this application with no contingencies. The motion carried unanimously.

d. Race Memories, LLC (e-commerce): Tim Fowler, 107 El Perro Drive.

Mr. Tim Fowler presented this to the Commission for approval. Mr. Yoffie made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

1. All supplies and equipment must be stored inside the garage or residence.

The motion carried unanimously.

e. Dawning Visions (painting): Dawn Miller, 20 Jumper Hill Court.

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

f. RNR Construction (construction): Rawlevin Ramoutar, 9 Marianne Drive.

Mr. Rawlevin Ramoutar presented this to the Commission for approval. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this application with the following contingencies:

1. All business related materials and equipment must be stored inside the garage or residence.
2. All business related vehicles and trailers must be parked per City Code.

The motion carried unanimously.

g. Pro Tech Services, LLC (information technology): Terry Young, 1802 Sterling Oaks Drive.

Mr. Terry Young presented this to the Commission for approval. Ms. Gibson made a motion and Ms. Shetterly seconded to approve this application with no contingencies. The motion carried unanimously.

h. JRL Solutions, LLC (general contracting/construction): Joseph Lober, 1233 Mount Olympus.

Mr. Joseph Lober presented this to the Commission for approval. Mr. Kelley made a motion and Mr. Bailey seconded to approve this application with the following contingency:

1. The 16-foot trailer must be parked off site as indicated on the application. The 8-foot trailer must be parked in the garage.

The motion carried unanimously.

3. Site Plans:

a. Chick-Fil-A: east side of Mid Rivers Mall Drive, north of Suemandy Drive – site plan re-approval.

Mr. Justin Lurk, Chick-Fil-A, presented this to the Commission for approval. Mr. Lurk explained that the proposed project was approved by the Planning and Zoning Commission on December 5, 2018. The owner is waiting for the lease to expire on the property and therefore requesting an extension of the site plan approval. Chick Fil A will be located on a outlot of Mid Rivers Mall adjacent to Mid Rivers Mall Drive. The one-story

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5,000 square foot restaurant will be constructed on a 1.81 acre site. The proposed lot currently contains a Ruby Tuesday Restaurant and associated parking lot which will be removed as part of the proposed project. Ruby Tuesday's lease does not expire until the beginning of 2022. Access to the site will be from the existing cross access drive with the Drury Hotel to the north which connects to Mid Rivers Mall Circle. The existing right-in/right-out on the south side of the site will also remain. Ample parking will be provided on the site. Mr. Snarzyk made a motion and Mr. Kelley seconded to re-approve this site plan with no contingencies. The motion carried unanimously.

- b. St. Peters Medical Facility: west side of Jungermann Road, north of Sutters Mill road – site plan re-approval.

Mr. William Laskowsky, M. Property Services, LLC, presented this to the Commission for approval. Mr. Laskowsky explained that the proposed development was initially reviewed and approved by the Planning and Zoning Commission in August, 2018. The project is now moving forward and plan re-approval is needed. The proposed building will be 7,800 square feet in area and one story in height. The site layout will be similar to the existing buildings orientation – it will be served by a single curb cut from Sutters Mill road and the existing entrance on Jungermann Road. The building design is contemporary and includes cement fiber in tan and gray with a horizontal detail; a covered entrance is on the east side of the development. Mr. Bailey made a motion and Mr. Kelley seconded to re-approve this site plan with the following contingencies:

1. Obtain approval of the landscape plan from the Parks Department.
2. Provide a light standard detail.
3. Provide a detail of the trash enclosure.
4. Work with the Engineering Department and Utility Department regarding final location of utilities, detention and entrances.
5. Work with staff on the final building design.

The motion carried unanimously.

- c. Joint Venture Pump Station: northeast corner of Valley Forge and Heritage Manor Court.

Mr. Bob Wilson, Ross & Baruzzini, presented this to the Commission for approval. Mr. Wilson explained that the subject site is located at the northeast corner of Valley Forge and Heritage Manor Court in the Heritage Manor subdivision. The existing City of St. Peters/City of St. Charles Joint Venture Pump Station receives fresh water from the St. Louis County side of the Mississippi River. Once the fresh water arrives at the facility, each city has a series of pumps that pump the water into their respective city's water system. The proposed project involves the City of St. Charles addition of a new emergency back-up generator. The new generator will only operate during power failure emergencies except for approximately one monthly fifteen to thirty minute maintenance/test runs. It is noted that modern sound suppression muffles/baffling will be included with the unit. A new eight-foot tall white vinyl fence will be installed to block the view and also to reduce noise during the monthly test runs. New tree planting along the fence will also soften the fence line. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this site plan with no contingencies. The motion carried unanimously.

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d. Richline Motorsports: south side of Veterans Memorial Parkway, east of Cambridgeshire Drive.

Mr. Doug Tiemann, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Tiemann explained that the proposed project will be a 24,492 aftermarket automotive accessory, tire, and wheel business. The property will front to Veterans Memorial Parkway with access to Cambridgeshire Drive. Direct access to Veterans Memorial Parkway is not possible due to limited sight visibility to the west. The overall lighting plan shows appropriate lighting throughout the site, including no light spillage onto the adjacent residential properties. The overall design of the building is attractive with modern sleek lines and colors. The building includes a combination of decorative metal and decorative fiber cement panels along the front and a portion of the building's side. Chairman McNames made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Coordinate the final landscape plan with the Planning Department and verify compliance with Chapter 535 Tree and Landscape requirements.
2. Coordinate the final lighting plan with the Planning Department including the style of downcast fixtures to be used.
3. Coordinate the placement of the trash dumpster with the Solid Waste Department.
4. Coordinate the final architectural design with the Planning Department including wing walls and roof-top mechanical screening.

The motion carried unanimously.

e. Soapify Car Wash: east side of Mid Rivers Mall Drive, north of St. Peters Square.

Mr. Cliff Heitmann, Bax Engineering, presented this to the Commission for approval. Mr. Heitmann explained that the proposed project will be a 4,300 square foot tunnel car wash with self-service vacuum stations. The 1.24 acre site is located at the northwest corner of St. Peters Square and McGavock Street. The proposed car wash will have stacking for approximately 22-26 vehicles and there is a bail-out lane leading to the vacuum stations and exit before the pay gates. The north and west sides of the site will have a modular retaining wall with a decorative wrought iron style fence for safety. The overall design of the building is attractive with a modern tower element. The building has a stone wainscot with EFIS walls, angled metal canopies and a decorative metal clad tower. Mr. Shetterly made a motion and Mr. Snarzyk seconded to approve this site plan with the following contingencies:

1. Coordinate the final lighting plan with the Planning Department.
2. Coordinate the final landscape plan with the Planning Department and verify compliance with Chapter 535 Tree and Landscape Requirements.
3. Coordinate the final architectural design with the Planning Department including the design of the vacuum equipment building and rooftop mechanical screening.

The motion carried unanimously.

f. MO-Can-Cure: north side of Premier Parkway, east of Spencer Road.

Mr. Doug Tiemann, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Tiemann explained that the proposed development was approved at the July 2019 Planning and Zoning Commission meeting for a medical marijuana operation. The current plan is a modification of the original plan. The revised plan shows an existing building being redeveloped as a medical marijuana dispensary with parking. A new large building will be added to the site and will be behind a fence and behind an entrance feature with a sally port. The new building will be for growing and processing and will be 73,728 square feet in

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area. The plan includes an improved driveway near where the existing drive is located; access will only be from Premier Parkway. Parking would be striped in front of the dispensary building. Past the dispensary building the drive would be extended and parking would be added to serve the large new building which will be for growing and processing. The plan shows a good portion of the site fenced with a twelve foot high fence for security purposes. The fence is coated, as required by code, and will include razor wire. The building will be grey tilt up concrete with a mix of grey tones and vertical panel widths. The materials are consistent with the building materials in the bulk of the Premier 370 business park. Mr. Kelley made a motion and Ms. Shetterly seconded to approve this site plan with the following contingencies:

1. Coordinate the final landscape plan with the Parks and Planning Departments.
2. Coordinate utility service and stormwater management with the Engineering and Utility Departments.
3. Provide a street light contribution as directed by the Engineering Department and provide parking lot light details.
4. Finalize the trash management per State of Missouri requirements and coordinate with the City's Solid Waste Department as needed.
5. Indicate the standard parking stall size.
6. Indicate the driveway width.
7. Note razor wire on the site plan only if required by the State of Missouri regulations.

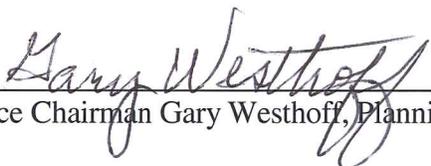
The motion carried unanimously.

Mr. Bailey made a motion and Mr. Yoffie seconded to adjourn the meeting at 8:28 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer, Recording Secretary



Vice Chairman Gary Westhoff, Planning and Zoning Commission