



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF OCTOBER 2, 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; Sherry Gibson; 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. Janet Shetterly was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the September 4, 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. Chairman McNames welcomed Mr. Luehrs and Ms. Moore to their first meeting. Ms. Powers noted that the items on the agenda requiring Board of Alderman action would be on the October 24th Board of Alderman Agenda. Chairman McNames thanked Denise O'Mara for her service on the Commission and welcomed Lori Tainter as a permanent member.

OLD BUSINESS

1. Site Plans

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

Ms. Powers noted that the applicant has requested this item be postponed until the November 6th Planning and Zoning Commission meeting. Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item to the November 4th Planning and Zoning Commission meeting. The motion carried unanimously.

NEW BUSINESS

1. Other:

- a. Johnny Londoff Autoplex: south side of Veterans Memorial Parkway, west of Salt Lick Road – Use Approval – temporary vehicle storage.

Mr. Jim Saffo, co-owner of Johnny Londoff Autoplex, presented this to the Commission for approval. Mr. Saffo explained that they recently purchased the DriveTime used car dealership property at 7952 Veterans Memorial Parkway. They intend to use this site for the continued sale of used cars as Johnny Londoff Autoplex. Although they own the property the pre-existing lease does not allow them to open or place cars on the visible portion of the lot until December 1st. In the interim, they would like to temporarily park cars on an existing gravel lot behind the existing sight proof vinyl fence already on the property. This will allow them to build up their inventory on site rather than store and ship vehicles in from remote locations. Mr. Yoffie made a motion and Mr. Westhoff seconded to approve this temporary use with the following contingencies:

1. Vehicles may be temporarily stored on the gravel area, behind the fence, until December 31, 2019.
2. No customer or sales activity shall take place from the temporary parking lot.

The motion carried unanimously.

- b. Meineke Car Care: north side of North St. Peters Parkway, east of Harvest Drive – architectural modification.

Mr. Daryl Stillman, owner, explained that the proposed project is the expansion of the existing Meineke auto repair facility building in 1982. The existing building is all brick with four repair bays and a small office and waiting area. The proposed expansion will be constructed from matching brick and include two additional repair bays and a new larger customer area and office. The expansion of the customer and office area will include removal of the front roof façade element with a more modern conventional façade. Also, with the expansions, the existing standard flat shingle roof will be replaced with an architectural shingle. In addition, a stacked stone wall element will be added to provide a modern decorative focal point to the building. Updates to the parking lot and landscaping will also be made to the site. Mr. Westhoff made a motion and Mr. Kelley seconded to recommend approval of this architectural modification. The motion carried unanimously.

2. Public Hearings:

- a. 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 parcel. 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 firearms transfers.

Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item to the end of the agenda, as the applicant was not present. The motion carried unanimously.

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- b. Petition 19-15 – L3 Investments, LLC: A request for a rezoning from the R-1 Single Family Residential District to a Planned Urban Development (PUD) for a 2.62 +/- tract of ground. The subject site is located east of Birdie Hills Road, south of Soutee Drive. Proposed Use: Single-family residences.

Mr. Steve Snarzyk recused himself from participating in the consideration and voting on this petition. Gabe Dubois THD Design Group, presented this to the Commission for approval. Mr. Dubois explained that the subject site is located on the west side of Sunnyside Drive, south of Soutee Drive and east of Birdie Hills Road. The site is to the south and west of well-established single family residential areas; to the northwest is an existing church that currently owns the subject site. The applicant is requesting a portion of the site be rezoned to a Planned Urban Development (PUD) to allow single family residences. Seven individual homes will be arranged around a cul-de-sac that will extend from Sunnyside Drive. Access to the site will be from Sunnyside Drive, an existing County road which serves the area. Chairman McNames opened the public hearing at 6:50 p.m. and asked anyone wishing to speak on this petition to please come forward. Mr. Jacob Hollrah, 39 Sunny Side Drive, spoke in opposition to this petition citing concerns with increased traffic and flooding in the area. Mr. Jim Tracy, 8 Gary Glen Drive, spoke in opposition to this petition citing concerns with increased traffic and flooding in the area. Ms. Ashley Olendorff, 300 Birdie Hills Road, spoke in opposition to this petition citing concerns with increased traffic. Ms. Barbara Fiala, 43 Sunny Side Drive, spoke in opposition to this petition citing concerns with increased traffic and flooding in the area. Ms. Janet Hallam, 47 Sunny Side Drive, spoke in opposition to this petition citing concerns with increased traffic and flooding in the area. Mr. David Riemenschenider, 32 Sunny Side Drive, spoke in opposition to this petition and questioned if St. Charles County had approved the entrance for this subdivision. Mr. Dubois noted that they did. Ms. Ashley Saffell, 306 Birdie Hills Road, spoke in opposition to this petition citing concerns with flooding in the area. Ms. Jeanne Smith, 21 Sunny Side Drive, spoke in opposition to this petition citing concerns with flooding in the area. Mr. Jacob Hollrah, 39 Sunny Side Drive, questioned if a stop sign would be added on Sunny Side Drive and if the storm sewers would be upgraded in the area. Chairman McNames noted that the Commission received two emails, one in support from Mikal Copeland and one in opposition from Chris and Donna Mantle. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:09 p.m. Mr. Dubois addressed some of the issues raised during the public hearing and noted he would meet with Tim Myers in the City's Utilities Department to discuss the stormwater and sanitary sewer issues the residents in this area are having. Mr. Kelley made a motion and Mr. Yoffie seconded to recommend approval of this rezoning to the Board of Aldermen. With a majority in favor, the motion carried.

3. Record Plats:

- a. 7757 Mexico Road: south side of Veterans Memorial Parkway, east of Belleau Creek Road.

Mr. Jim Piper, St. Charles Engineering, presented this to the Commission for approval. Mr. Piper explained that the proposed plat will create two lots. Lot 1 contains an existing house with lot 2 being established to allow for a second house. Therefore, a private sanitary sewer easement will be needed for the lot 1 sanitary sewer to cross lot 2, to get to the public sewer. It is noted the Mexico Road right-of-way narrow in the location and a Roadway Maintenance and Utility Easement is necessary to allow for a future sidewalk expansion. Mr. Kelley made a motion and Mr. Bailey seconded to recommend approval of this Record Plat to the Board of Aldermen with the following contingencies:

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1. Coordinate the establishment of a private sanitary sewer lateral easement for lot 1 and lot 2 to the public sanitary sewer.
2. Provide the script for the proposed roadway maintenance and utility easement.

The motion carried unanimously.

- b. Pecan Tree Subdivision: east side of Pecan Tree Street, south of Maple Tree Street.

Mr. Gabe Dubois, THD Design Group, presented this to the Commission for approval. Mr. Dubois explained that the subject 0.64 acre site will be subdivided into two residential lots. Lot 1 will contain 0.28 acres and lot 2 will be 0.36 acres. Both lots 1 and 2 front to Pecan Tree Street for access. Lot 1 has an older home on it which may be renovated, or the home could be removed for new home development. Mr. Westhoff made a motion and Ms. Tainter seconded to recommend approval of this record plat to the Board of Aldermen with the following contingency:

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.

The motion carried unanimously.

4. Site Plans:

- a. Sunnyside Court Subdivision: east of Birdie Hills Road, south of Soutee Drive.

Mr. Steve Snarzyk recused himself from participating in the consideration and voting on this site plan. Mr. Gabe Dubois, THD Design Group, presented this to the Commission for approval. Mr. Dubois explained that the subject site is located on the west side of Sunnyside Drive, south of Soutee Drive and east of Birdie Hills Road. The site is to the south and west of well-established single family residential areas; to the northwest is an existing church that currently owns the subject site. The applicant is requesting a portion of the site be rezoned to a Planned Urban Development (PUD) to allow single family residences. Seven individual homes will be arranged around a cul-de-sac that will extend from Sunnyside Drive. Access to the site will be from Sunnyside Drive, an existing County road which serves the area. The issues related to this plan include finalizing the engineering details and obtaining approval for the entrance from St Charles County. Approval from the Corps of Engineers is also required and Mr. Dubois noted that they have received preliminary approval today. Mr. Yoffie made a motion and Ms. Tainter seconded to approve this site plan with the following contingencies:

1. Coordinate the final site engineering with the Engineering Department in conjunction with the improvement plan submittal.
2. Obtain approval from the St. Charles County Highway Department for the entrance.
3. Obtain approval or no permit required letter from the Corps of Engineers related to creek.

The motion carried unanimously.

- b. Qdoba Restaurant and Medical Office: east side of Mid Rivers Mall Drive, north of Central School Road.

Mr. Mark Struckhoff, Bax Engineering, and Mr. Matt Miller, Tri Architects, presented this to the Commission for approval. Mr. Struckhoff explained that the proposed project includes a 5,000 square foot, three bay retail building on a one acre parcel. The initial tenants are projected to be Qdoba, a fast casual

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Mexican restaurant, and a medical user. The project will be located in the Mid Rivers Town Center shopping area on the east side of Mid Rivers Mall Drive, north of Central School Road. Access to the site is from an internal drive to the rear of the property with access to a signalized intersection at Mid Rivers Mall Drive. It is noted a single joint off-site detention basin is used to manage stormwater for the entire development. The southwest corner of the building will have a patio with a decorative wrought iron fence to provide for outside dining. The architectural design of the building will include a stone wainscot with brick on all four sides. The building will also contain stone columns in the front, a wraparound decorative cornice, two canopies, and brick detailing. Mr. Bailey made a motion and Mr. Snarzyk seconded to approve this site plan with the following contingencies:

1. Shift the "do not enter" sign to the island on the north side of the one-way drive.
2. Obtain approval for compliance with Chapter 535 Tree and Landscape requirements.
3. Coordinate the final architectural design of the building with the Planning Department.

The motion carried unanimously.

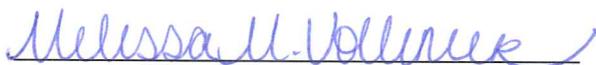
2. Public Hearings (continued):

- a. 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 parcel. 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 firearms transfers.

Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the November Planning and Zoning Commission Meeting. The motion carried unanimously.

Mr. Bailey made a motion and Mr. Markus 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