



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF SEPTEMBER 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; John Luehrs; Shirley Moore; 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. Bill Yoffie and Denise O'Mara were absent.

**MINUTES:**

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the August 7, 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 September 26th Board of Alderman Agenda.

**OLD 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.

Mr. Tyler Bowers, TWG Development, presented this to the Commission for approval. Mr. Bowers explained that the subject site is an undeveloped 8.0 +/- acre tract at the intersection of St. Peters Centre Boulevard and Executive Centre Parkway. The site is zoned SD-OC Special District Office/Commercial and SD-RC Special District Retail/Service Commercial and is part of the overall Special District. The proposal is for a 272 unit multiple family development in two buildings that will be four stories in height and oriented to Executive Centre Parkway. A multi-use trail is planned along the south edge of the property – this trail is part of the overall trail system planned for the Town Centre. The units will have high end

finishes and will include patios and balconies. The development will include many amenities including a pool and community room. In addition, 272 bicycle storage lockers will be provided for residents inside each building. Mr. Bowers noted that they are also requesting a parking reduction by 20% as allowed by City Code. Access will be via two curb cuts – a limited access on Executive Centre Parkway just west of the center of the site and a full access on St. Peters Centre Boulevard. Chairman McNames 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, Chairman McNames closed the public hearing. Mr. Snarzyk made a motion and Ms. Shetterly seconded to approve this Special Use Permit. The motion carried unanimously.

## 2. Site Plans:

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

Mr. Tyler Bowers, TWG Development, presented this to the Commission for approval. Mr. Bowers explained that the subject site is an undeveloped 8.0 +/- acre parcel at the intersection of St. Peters Centre Boulevard and Executive Centre Parkway. The proposal is for a 272 unit multiple family development. The units will be marketed as apartments that range between studio and two bedrooms. The units will have high end finishes and will include patios and balconies. The development will include patios and balconies. The development will include many amenities including a pool, community room and bicycle lockers for residents. The development will consist of two buildings that will be four stories in height and oriented to Executive Centre Parkway and St. Peters Centre Boulevard. Parking will be between the buildings. A multi-use trail is planned along the south edge of the property which is part of the overall trail system planned for the Town Center. The buildings are proposed fronting on the adjacent streets to create an urban streetscape appearance. Mr. Bowers noted they are requesting a parking reduction of 20% as allowed by City Code. Mr. Bowers noted that this reduction is workable based on other similar developments they have operated. Access will be via two curb cuts – a limited access on Executive Centre Parkway just west of the center of the site and a full access on St. Peters Centre Boulevard. The buildings are a mix of masonry siding and panels and masonry brick veneer and are a mix of grey and tan with red brick accents. The design is modern and attractive and will complement the existing residential developments in the Town Centre. Mr. Snarzyk made a motion and Ms. Shetterly seconded to approve this site plan with the parking reduction and slight height increase with the following contingencies:

1. Provide the light standard detail and handicap accessible space sign detail.
2. Coordinate final engineering details on the site and engineering plans including utility service and access.
3. Coordinate with the solid waste department regarding trash service to the development.
4. Obtain final approval of the landscape plan from the Parks Department.
5. Work with staff regarding the final building design.

The motion carried unanimously.

## NEW BUSINESS

### 1. Other:

- a. Queensbrooke Village: west of Harvester Road, south of Queensbrooke Boulevard - PUD Amendment.

Mr. Dale Bax, Bax Engineering, and Mr. Dan Barnard, Phoenix Real Estate Services, presented this to the Commission for approval. Mr. Barnard explained that the Queensbrooke development was initiated in 2003; it was approved for a mixed use development including townhomes, multi-unit condominium buildings, and commercial uses. To date, one of the condo buildings and about two-thirds of the townhouses approved on the original plan have been developed. In 2005, the Commission approved a minor modification to the condominium architecture related to a material choice. At the time of construction one of the materials was not available and an alternate material was approved. In 2010 the developer requested modification to the PUD agreement to allow a slightly smaller unit that could be priced more competitively. In 2014, a new developer proposed modification of the development to replace the mixed use building parallel to Route 364 with additional multiple family buildings which are duplicates of the condominium building; a community building would also be added. The developer constructed the additional two buildings already approved south of the existing condominium building and the clubhouse as phase one of the development. The other three buildings will be built as part of phases two and three. The buildings have elevators and will be a mix of one and two bedroom units. Mr. Barnard explained that he is planning to complete the development as additional tax credits are awarded from the Missouri Housing Development Corporation; therefore an additional extension of time is needed. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this PUD Amendment, granting an extension of time to complete the construction, to the Board of Aldermen. The motion carried unanimously.

### 2. Public Hearings:

- a. Petition 19-12- Delta Nine Extractions, LLC: A request for a change of zoning from the C-3 General Commercial District to the I-1 Light Industrial District for a 0.89 +/- acre parcel. The subject site is located on the south side of South St. Peters Parkway, west of Harvestowne Industrial Drive 4526 South St. Peters Parkway.

Mr. Chris McDonald, Delta Nine Extractions, LLC , present this to the Commission for approval. Mr. McDonald explained that they are requesting a change of zoning from the C-2 General Commercial District to the I-1 Light Industrial District for an existing building that fronts on South St. Peters Parkway. The building currently houses a shirt company that prints and sells shirts and a detailing company. The area includes a mix of uses including auto sales, auto repair, a vacant carpet store, a marble company and a multi-tenant building. Mr. McDonald explained they are seeking the rezoning to allow a portion of the building to be used for medical marijuana extraction/processing – industrial zoning is needed for this activity. The balance of the building may be used as a medical marijuana dispensary. These operations are hinged on the issuance of licenses from the State of Missouri. Chairman McNames opened the public hearing at 7:13 p.m. and asked anyone wishing to speak on this petition to come forward. Mr. Scott St. John, owner of property north of this site, had concerns as to whether this is appropriate zoning for this site. Mr. Edward St. John, owner of property north of this site, questioned whether or not the proposed site would have to be fixed up, like he had to do with his property. Seeing no one else present to comment,

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Chairman McNames closed the public hearing at 7:20 p.m. Mr. Kelley made a motion and Mr. Westhoff seconded to recommend approval of this zoning change to the Board of Aldermen. The motion carried unanimously.

- b. Petition 19-13 – Auto Plaza St. Peters, LLC: A request for a change of zoning from the C-3 General Commercial District to a Planned Urban Development (PUD) for a 2.13 +/- acre parcel. The subject site is on the south side of Veterans Memorial Parkway, east of Belleau Creek Road. The proposed development may include the sale of used motor vehicles and all permitted uses in the C-3 General Commercial District.

Mr. Larry Walker, Bax Engineering and Mr. Paul Carter, Owner, presented this to the Commission for approval. Mr. Walker explained that Auto Plaza St. Peters is an existing used vehicle sales lot on the south side of Veterans Memorial Parkway, west of Cambridgeshire Drive. The 0.93 acre lot is zoned C-3 General Commercial District and has been operated as a used car lot for over thirty years. Since the current zoning does not permit used car facilities, the use operates as legal non-conforming, preventing the proposed expansion as requested by the applicant. Mr. Carter purchased the used car facility a few years ago and upgraded the appearance of the property including decorative wrought iron fencing. Recently the owner of Auto Plaza St. Peters purchased the adjacent 2.1 acre commercial lot to the east also zoned C-3 General Commercial District. Mr. Carter indicated the desire to upgrade the facility; however, to make the upgrade viable the facility would need to be expanded. Currently the only zoning district which permits the sale of used vehicles is the I-2 Heavy Industrial District with a special use permit. Due to the property being adjacent to residential, heavy industrial zoning would not be appropriate at this location. However, the subject Planned Urban Development (PUD) will allow for the proposed use of the property as requested by the applicant. It is noted that in 2016 Barrington Square residential subdivision was developed to the south. Access to Barrington Square is from a new road - Cambridgeshire Drive - which connects to Veterans Memorial Parkway. With the construction of Cambridgeshire Drive, the existing commercial property along Veterans Memorial Parkway was bisected creating two commercial lots. The applicant is proposing a three phase expansion of the existing facility. Phase I will include approximately sixty-one additional parking spaces for the display of used cars. A portion of this expansion will be on the adjacent 2.1 acre commercial lot to the east of the existing used car facility. As a part of this expansion the existing sales building will receive a new modern façade. Additional landscaping throughout the site will also be included with this expansion. Phase 2 will include a new automotive repair/auto body building. In conjunction with this new building, approximately seventy-seven additional parking spaces may be used for the display of used cars. The proposed auto repair building will be used by Auto Plaza St. Peters for vehicle maintenance and to refurbish used cars for sale as well as be open to the general public. It is noted the current C-3 Commercial District zoning permits auto repair/auto body; however, the display of used cars requires the PUD. Phase 3 will include an expansion to the existing used car facility and will incorporate the same façade improvements as shown in Phase 1. It is noted that the PUD will allow the expansion of the existing facility in any of the phases subject to the new façade design. Chairman McNames opened the public hearing at 7:32 p.m. and asked anyone wishing to speak on this petition to come forward. Mr. Curtis Haynes, 319 Cambridgeshire Drive, has concerns with sight visibility on Veterans Memorial Parkway, the curb cut on Cambridgeshire Drive and sound barriers for the building. Mr. Al Howlett, 316 Cambridgeshire Court, voiced concerns with sound and lighting from the property, decreased property values, and the school bus stop at Veterans Memorial Parkway and Cambridgeshire Drive. Mr. Niraj Patel, 151 Cambridgeshire Drive, voiced concerns with the curb cut on Cambridgeshire Drive and asked

if it could be moved to Veterans Memorial Parkway. Mr. Greg Moore, 336 Cambridgeshire Court, voiced concerns with the school bus stop at Veterans Memorial Parkway and Cambridgeshire Drive. Mr. Buddy Sebastiao, 112 Cambridgeshire Drive, asked questions about why the zoning needed to be changed and what could go in this location. Seeing no one else present to comment, Chairman McNames closed the public hearing at 7:48 p.m. City staff indicated they would reach out to the Ft. Zumwalt School District to address the issues with the busses entering the subdivision and moving the bus stop location. Mr. Westhoff made a motion and Ms. Shetterly seconded to recommend approval of this PUD to the Board of Aldermen. The motion carried unanimously.

**3. Site Plans:**

- a. Auto Plaza St. Peters, LLC: south side of Veterans Memorial Parkway, east of Belleau Creek Road.

Mr. Larry Walker, Bax Engineering and Mr. Steven Hollander, Architect, presented this to the Commission for approval. Mr. Walker explained that Auto Plaza St. Peters is an existing used vehicle sales lot on the south side of Veterans Memorial Parkway, west of Cambridge Shire Drive. The 0.93 acre lot is zoned C-3 General Commercial District. It is noted the property has been a used car lot for over thirty years. The project will include three phases. Phase I will include approximately sixty-one additional parking spaces for the display of used cars. A portion of this expansion will be on the adjacent 2.1 acre commercial lot to the east of the existing used car facility. As a part of this expansion the existing sales building will receive a new modern façade. Additional landscaping throughout the site will also be included with this expansion. Phase 2 will include a new automotive repair/auto body building. In conjunction with this new building, approximately seventy-seven additional parking spaces may be used for the display of used cars. The proposed auto repair building will be used by Auto Plaza St. Peters for vehicle maintenance and to refurbish used cars for sale as well as be open to the general public. It is noted the current C-3 Commercial District zoning permits auto repair/auto body, however, the display of used cars requires the PUD. Phase 3 will include an expansion to the existing used car facility and will incorporate the same façade improvements as shown in Phase 1. Included with this development will be the establishment of a cross-access driveway and parking easement between the existing used car lot and the commercial lot to the east. The existing development has a sight proof vinyl fence adjacent to the residential property. Although not required, the developer will install a sight proof fence along the entire south property line of the adjacent 2.1 acre commercial lot with Phase 1 to provide an extra buffer to the residences. It is noted the PUD will require the overhead doors along the back and side of the repair shop to be closed at all times to reduce noise. A car wash is proposed on the east side of the building, however, it will not be open to the general public. The car wash will only be used by the repair shop and the used car dealership to clean inventory or customer cars. Also, the car wash will be required to use state of the art noise reduction technology for the air dryers. In addition, when the air dryers are on, the overhead door in proximity of the residences must be closed. Together, this should nearly eliminate any undue noise from the facility. The proposed architectural upgrades to the existing used car facility include a cultured store wainscot, EFIS parapet, and new cultured stone tower element. The overall design substantially improves the look of the building and will project a modern sleek new car dealership image. The proposed Phase 2 automotive repair building will include cultured store wainscot, embossed metal panels to mimic EFIS and cultured stone tower elements with contrasting canopies. Staff suggest the embossed metal panel along the front of the building be EFIS. In addition, a second cultured stone tower element is needed on the east side of the building at the inset corner of the carwash.

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Mr. Snarzyk made a motion and Mr. Kelley seconded to approve this site plan with the following contingencies:

1. Coordinate the final architectural design of the existing used car dealership and the proposed auto repair building with the Planning Department.
2. Coordinate the final landscape plan with the Planning Department.
3. Amend site plan exhibit to include a 6 foot building setback on the existing site plan.

The motion carried unanimously.

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

Chairman McNames made a motion and Ms. Shetterly seconded to postpone this item until the October 2<sup>nd</sup> Planning and Zoning Commission meeting, at the request of the applicant. The motion carried unanimously.

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 8:05 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer, Recording Secretary



Chairman Keith McNames, Planning and Zoning Commission