



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
AUGUST 4, 2021
6:30 P.M.**

- a. CALL TO ORDER**
- b. INVOCATION**
- c. PLEDGE OF ALLEGIANCE**
- d. ATTENDANCE**
- e. MINUTES**
- f. COMMUNICATIONS AND REPORTS OF OFFICERS**

- g. OLD BUSINESS**

- 1. SITE PLANS:**
 - a. St. Charles County Ambulance District: west side of Woodstone Dr., south of Queens Brooke Boulevard – site plan re-approval. (Ward 4)

- h. NEW BUSINESS**

- 1. HOME OCCUPATIONS:**
 - a. Mosquito Hunters of St. Peters (mosquito control): Kenneth Freshley, 1350 Pegasus Trail. (Ward 2)

- 2. OTHER:**
 - a. Royals Liquor: east side of Jungermann, north of Sutters Mill Road – architectural modification. (Ward 3)

- 3. RECORD PLATS:**
 - a. Starwood Lot 1 and Lot 2 Consolidation Plat: north side of Mexico Rd., west of Starwood Dr. (Ward 1)
 - b. Cottages at Wedgewood: west side of Spencer Rd., north of Willott Rd. (Ward 1)

4. PUBLIC HEARINGS:

- a. Petition SU 21-06 - One West Associates, Inc. (Beehive Homes): A request for a special use permit in the C-1 Neighborhood Commercial District to permit a nursing home and residential care facility on a 2.3+/- acre parcel. The property is on the west side of Jungermann Road, south of Orchard Hills Drive. (Ward 3)
- b. Petition SU 21-07 - Hampton Manor Premier Assisted Living c/o Stock and Associates Consulting Engineering, Inc.: A request for a special use permit in the C-3 General Commercial District to permit a nursing home and residential care facility on a 5+/- acre parcel. The property is located on the west side of Jungermann Road, north of Boone Hills Drive, more commonly known as 268 Jungermann Road. (Ward 1)
- c. Petition RZ 21-07 - DWK Holdings: A request for an amendment to the Commercial Planned District (CPD) for a martial arts studio. The subject 5.461+/- acre tract is located on the east side of Jungermann Road, south of Willott Road, more commonly known as 953 Jungermann Road (St. Peters Town Centre). (Ward 3)
- d. Petition RZ 21-08 - Vision Builders LLC c/o Bax Engineering: A request for a rezoning from R-1 Single Family Residential District to R-1 Planned Urban Development (PUD) on a 3.25 +/- acre tract to allow attached single-family residences. The subject site is located on the west side of Jungermann Rd., north of Omar Court. (Ward 4)
- e. Petition RZ 21-09 - Amber Gann: A request for a rezoning from the C-2 Community Commercial District to a CPD Commercial Planned District to allow a piercing/tattooing facility on a 1.6 +/- acre parcel. The subject site is located on the east side of Mid Rivers Mall Drive, south of McMenamy Road (318 Mid Rivers Mall Drive). (Ward 1)

5. SITE PLANS:

- a. Beehive Homes Senior Living: west side of Jungermann Road, south of Orchard Hills Drive. (Ward 3)
- b. Hampton Manor Premier Assisted Living: west side of Jungermann Road, north of Boone Hills Drive. (Ward 1)
- c. Jungermann Villas: west side of Jungermann Road, north of Omar Court. (Ward 4)
- d. Gettysburg Landing Medical Office: west side of Heritage Landing, north of Gettysburg Landing. (Ward 4)