



AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
FEBRUARY 3, 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. **HOME OCCUPATIONS:**

- a. Botanica7 (consulting): Margarita Groark, 2 Allie Marie Court. (Ward 2)

2. **PUBLIC HEARINGS:**

- a. Petition SU20-06 – Linda Roever/Stray Paws Rescue: A request for a Special Use Permit for a kennel in the S-D Special Old Town District on a 0.35 +/- acre tract of ground. The subject site is located on the east side of Depot Ave., north of Main Street (330 Depot Avenue). (Ward 1)

h. **NEW BUSINESS**

1. **HOME OCCUPATIONS:**

- a. The Cagle Collection, 527 Pioneer Drive (online clothing boutique): Cindy Cagle, 527 Pioneer Dr. (Ward 2)
- b. Ashley LaFaver Counseling, LLC (mental health counseling): Ashley LaFaver, 11 Greenridge Ct. (Ward 4)
- c. The Crafted Bone, LLC (dog treat manufacturer/retail): Charles Saso, 162 Rhythm Point Dr. (Ward 2)
- d. Cutting Edge Designs, LLC (embroidery): Thomas Smith, 352 Lemonwood Dr. (Ward 3)
- e. RDJ Services, LLC (lawn care): Roger Davis, 309 Universal Dr. (Ward 4)

- f. El Choppo Lawn Care (lawn care): Dan Krise, 1818 Fairwood Forest Dr. (Ward 2)
- g. Ell's Orchard, LLC (produce wholesale): Theodore Ell, 13 Pine Tree Ct. (Ward 3)
- h. Trees by Drees, Inc. (tree service): Kevin Drees, 102 Second St. (Ward 1)

2. PUBLIC HEARINGS:

- a. Petition RZ 21-01– Luetkenhaus Properties, Inc. c/o Bax Engineering. A request for a rezoning from the R-1 Single Family Residential District to a Planned Urban Development (PUD) for a 9.09 +/- acre tract of ground. The subject site is located on the west side of Spencer Road, north of Willott Road (724 Spencer Road). (Ward 1)
- b. Petition SU 21-01 – ERC Construction c/o Rosemann and Associates: A request for a Special Use Permit in the C-2 Community Commercial District for a multiple family development on a 13.05 +/- acre parcel. The subject site is located on the west side of Mid Rivers Mall Drive, south of Willott Road. (Ward 2)

3. OTHER:

- a. Discount Tire: south side of South St. Peters Parkway, west of Woodstone Drive-site plan re-approval.(Ward 4)

4. SITE PLANS:

- a. Cottages at Wedgewood: west side of Spencer Road, north of Willott Road. (Ward 1)
- b. McKelvey Marketplace Apartments: west side of Mid Rivers Mall Drive, south of Willott Road. (Ward 2)
- c. RB Manufacturing, LLC: east and west sides of Kelly Boulevard, west of Salt River Road. (Ward 1)