



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**NOVEMBER 4, 2020**  
**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**
  - a. Chick-Fil-A: east side of Mid Rivers Mall Drive, north of Suemandy Dr. – site plan re-approval. (Ward 1)
  - b. St. Peters Medical Facility: west side of Jungermann Rd, north of Sutters Mill Rd. – site plan re-approval. (Ward 3)
  
- h. NEW BUSINESS**
- 1. HOME OCCUPATIONS:**
  - a. sTEAp (loose leaf tea online sales): Michelle Fritz, 4 Thornway Court. (Ward 3)
  - b. 7 Acorns, LLC (printing, etching, engraving): Bryan Suttory, 103 Vantage Pointe Drive. (Ward 2)
  - c. Hallows Construction, LLC (construction): James Hallows, 169 Thornway Drive. (Ward 3)
  - d. Zimmermann Electric, LLC (electrical contractor): Anthony Zimmermann, 1213 Colby Drive. (Ward 3)
  
- 2. OTHER:**
  - a. Backyard Butchers, LLC: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – Use Approval - temporary food sales – Mid Rivers Mall. (Ward 1)

**3. PUBLIC HEARINGS:**

- a. Petition RZ 20-08 – James Sontheimer: A request for a rezoning from the A-1 Agricultural District to the I-1 Light Industrial District for a 2.5 +/- acre tract of ground. The subject site is located on the west side of Iffrig Road, north of Salt River Road (212 – 240 Iffrig Road). (Ward 1)
- b. Petition RZ 20-09 – ES&S: A request for a rezoning from the C-3 General Commercial District to a Planned Urban Development (PUD) for a 6.9 +/- acre tract of ground. The subject site is located west of Woodstone Drive, north of Harvester Road. Proposed Use: Senior residential – Multiple family residences and nursing home. (Ward 4)

**4. RECORDS PLATS:**

- a. Kaplan Subdivision Plat Two: north side of the I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)

**5. SITE PLANS:**

- a. St. Peters Senior Community: west side of Woodstone Drive, north of Harvester Road. (Ward 4)