



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF MAY 5, 2021 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, Sherry Gibson; Alderman Nick Trupiano; Steve Snarzyk; Joseph Markus; Steven Bailey; Larry Sachse; Pat Kelley; Bill Yoffie; Lori Tainter; Gary Westhoff; Liane Sargent, City Engineer; Mark Kersten, Building Commissioner; Melissa Vollmer, Recording Secretary; Ken Braunfeld, Planning Coordinator and Julie Powers, Director of Planning, Community and Economic Development. Janet Shetterly was absent.

MINUTES:

A motion was made by Mr. Westhoff and seconded by Mr. Kelley to approve the minutes of the April 7, 2021 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. Ms. Powers noted that the Joint Work Session was still scheduled for May 27th at City Hall. Chairman McNames welcomed Alderman Trupiano to the Board of Adjustment and thanked Alderman Bateman for her service this past year.

OLD BUSINESS

1. Site Plans:

- a. Detail Driven Car Wash: south side of Highway 94, east of Florence Drive.

Chairman McNames made a motion and Mr. Westhoff seconded to withdraw this item from the agenda. The motion carried unanimously.

- b. Auto Nation: north side of I-70 Service Road North, east of Mid Rivers Mall Drive.

Chairman McNames made a motion and Mr. Snarzyk seconded to postpone this item until the June 2nd Planning and Zoning Commission meeting, at the request of the applicant. The motion carried unanimously.

NEW BUSINESS

1. Home Occupations:

- a. Assisted Living Solutions – Staffing Firm, LLC (staffing agency): Shawn Klaas, 277 Montego Court.

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

- b. Geowen Business Solutions (business consulting): George Fouts, 106 Twill Valley Drive.

Mr. George Fouts presented this to the Commission for approval. Mr. Yoffie made a motion and Ms. Tainter seconded to approve this application with no contingencies. The motion carried unanimously.

2. Other:

- a. Fun Time Shows: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary carnival at Mid Rivers Mall.

Mr. Clint Payne, Fun Time Show, presented this to the Commission for approval. Mr. Payne explained that the subject use approval is for a carnival at Mid Rivers Mall. The event, including set up and take down, will be held from May 5, 2021 through May 31, 2021 in the parking area between Sears and J.C. Penney, near Best Buy. This event has been held at this location for many years with no issues. Mr. Westhoff made a motion and Ms. Tainter seconded to approve this temporary event. The motion carried unanimously.

- b. Farmers Market: west side of Jungermann Road, north of Willott Rd. – 850 Jungermann Road – use approval – temporary farmers market.

Ms. Annette Badalamenti presented this to the Commission for approval. Ms. Badalamenti explained that she is proposing a farmer's market to be held on Saturday's between May and September at 850 Jungermann Road. There will be up to thirty booths/tables located in the designated area of the site. The event will be held on Saturday's from 8:00 a.m. to 12:00 p.m. with set up starting at 6:30 a.m. Ms. Tainter made a motion and Mr. Kelley seconded to approve this temporary event with the following contingencies:

1. The market location shall be as generally indicated on the sketch plan.
2. All tents must be uniform in style, size and color.
3. Any fencing or barriers used to separate the market area shall be as approved by the Planning Department.

The motion carried unanimously.

- c. Petition 19-04 – Stangle Investments, LLC: west side of Mid Rivers Mall Drive, south side of Didion Drive – special use permit time extension, site plan extension and architectural modification.

Mr. Jason Stangle presented this to the Commission for approval. Mr. Stangle explained that Blackbird Motor Works received site plan approval in May of 2019 for the construction of a new auto repair facility. At the same time, a special use permit was approved for the sale of used cars as an accessory use to the auto repair business.

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The proposed project will include a one story, 6,345 square foot building on a 1.23 acre site. An extension was granted for the site plan and special use permit on May 6, 2020. Due to various issues, the project was delayed; however, Mr. Stangle noted that he is now ready to move forward and is requesting another one year extension for both the site plan and the special use permit. The original building design included a flat roof office/customer waiting area along the front of the building. The new design will extend the angled (wedge) roof line to include the office/customer waiting area. In addition, in a few limited areas, the brick has been scaled back. Mr. Westhoff made a motion and Mr. Kelley seconded to approve this site plan extension, special use permit extension and architectural modification with the following contingencies:

1. Coordinate the final lighting plan with the Planning Department.
2. Show the trash enclosure to be masonry and complementary to the building.
3. Coordinate the final building design with the Planning Department.

The motion carried unanimously.

3. Public Hearings:

- a. Petition RZ 21-05 – Big Bear Tattoo: A request for an amended Commercial Planned District (CPD) on a 4.1 +/- acre tract. The subject site is located on the east side of Jungermann Road, north of McClay Road (1209 – 1267 Jungermann Road) Proposed use: Body Art (tattoo) facility.

Mr. Robert Bayer, Big Bear Tattoo, presented this to the Commission for approval. Mr. Bayer explained that he is proposing the relocation of his business, Big Bear Tattoo, to the Shoppes of St. Peters (formerly Triad Plaza). The building is a 36,356 square foot, one-story commercial strip center facing Jungermann Road, north of McClay Road. The CPD for this property has been amended two times. Once in 2009 to allow for the sale of used merchandise and again in October 2012 to further expand the uses allowed, including fitness centers, massage therapy facilities, dance studios and martial arts facilities. At this time, the third amendment to the CPD is proposed to allow body art. Mr. Bayer indicated their hours of operation are very standard, usually opening near noon and closing in the early evening. Chairman McNames opened the public hearing at 6:57 p.m. and asked anyone wishing to speak on this petition to please come forward. Chairman McNames noted that the Commission received emails of opposition from Robert and Lynn Hamilton and Art and Judy Maas. Seeing no one present to comment, Chairman McNames closed the public hearing at 6:58 p.m. Mr. Snarzyk made a motion and Mr. Yoffie seconded to recommend approval of this CPD Amendment to the Board of Aldermen. The motion carried unanimously.

- b. Petition SU 21-05 – 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.

Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the June 2nd Planning and Zoning Commission meeting, at the request of the applicant. The motion carried unanimously.

- c. Intent to establish zoning for newly annexed properties. Louvier, 476-480 Highway C.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending A-1 Agricultural District zoning for this property. Chairman McNames opened the public hearing a 7:01 p.m. and asked anyone wishing to speak on this annexation to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:01 p.m. Mr. Westhoff made a motion and Mr.

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Bailey seconded to recommend A-1 Agricultural zoning of this property to the Board of Aldermen. The motion carried unanimously.

- d. Intent to establish zoning for newly annexed properties: Carey/Cox, 5 Patty Ann Court.
- e. Intent to establish zoning for newly annexed properties: Mudd, 4 Patty Ann Court.
- f. Intent to establish zoning for newly annexed properties: Canavan, 3 Patty Ann Court.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending R-1 Single Family Residential Zoning for these properties. Chairman McNames opened the public hearing at 7:03 p.m. and asked anyone wishing to speak on these annexations to please come forward. Seeing no one present to comment, Chairman McNames closed the public hearing at 7:03 p.m. Mr. Snarzyk made a motion and Ms. Tainter seconded to recommend R-1 Single Family Residential zoning of these properties to the Board of Aldermen. The motion carried unanimously.

4. Record Plats:

- a. Willott Road Subdivision: east side of Willott Road, south of Jungermann Road.

Mr. Ken Braunfeld presented this to the Commission for approval. Mr. Braunfeld explained that the proposed subdivision is located both east and south of Jungermann Road. The plat will create lots 1-A (23,982 square feet) which contains a house and lot 2-A (11,345 square feet) which is vacant. IT is noted that Lot 2-A is zoned R-1 Single Family Residential District and is large enough to meet the size requirements for construction of a single-family home. Mr. Westhoff made a motion and Mr. Kelley seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Verify if Lot 2A will be combined with the unplanted property to the east labeled as N/F Book 1935 Page 1372.
2. Clarify/resolve the three property gaps as shown on the plat.
3. Show the standard perimeter utility easements and provide for in the script.
4. Provide location map and complete the city signature block.
5. Provide state plane coordinates in 4 locations.
6. The following items are to be provided prior to recording:
 - a. Provide seal and signature.
 - b. Provide verification that all taxes have been paid.
 - c. Provide a digital media copy of the plat.

The motion carried unanimously.

5. Site Plans:

- a. McKelvey Marketplace Apartments: west side of Mid Rivers Mall Drive, south of Willott Road.

Chairman McNames made a motion and Mr. Snarzyk seconded to postpone this item until the June 2nd Planning and Zoning Commission meeting at the request of the applicant. The motion carried unanimously.

- b. RB Manufacturing: east and west sides of Kelly Boulevard, west of Salt River Road.

Mr. Doug Tiemann, Pickett Ray and Silver, presented this to the Commission for approval. Mr. Tiemann explained that RB Manufacturing is proposing the expansion of their existing processing plant to increase the

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production of cleaning products to meet the demand caused by Covid-19. The site plan was initially approved at the February 5, 2021 Planning and Zoning Commission meeting with a contingency to return for architectural approval. Since this approval, the site plan has also been revised; therefore the project is returning for both site plan and architectural approval. The 190,425 square foot project will include new offices and an expansion of the main production floor and a new lower level. The current site plan will retain the same general layout as the previous plan but has a few important revisions. The original plan included a long flight of stairs from the parking lot to reach the front office area. This has been replaced with direct access to the new lower level of the building. The current plan also adds parking and shifts the curb cut to Arrowhead Industrial Drive farther away from the intersection with Salt River Road. In addition the truck docks along Kelly Boulevard will be perpendicular to the street rather than angled. The proposed addition will be tilt-up concrete of various shades of gray with banding and reveal joints to provide interest and soften the scale of the building. The new office area will incorporate additional detailing and accent colors including burnt orange and darker grays. Mr. Kelley made a motion and Mr. Yoffie seconded to approve this site plan with the following contingency:

1. Coordinate the final lighting plan with the Planning Department.

The motion carried unanimously.

c. 1564 Cornerstone Drive: east side of Cornerstone Drive, south of Old Highway 94 South.

Mr. Doug Tiemann, Pickett Ray and Silver, and Mr. Steve Hollander, SJ Hollander Architect, presented this to the Commission for approval. Mr. Tiemann explained that the project will be located on Lot C of the Cornerstone Subdivision on a 13,902 square foot tract. The project includes a one-story 6,560 square foot office/warehouse building with four man doors and four overhead garage doors. Other site improvements include a new trash enclosure. At the time the majority of the existing tree line to the west will remain and act as a buffer to adjacent properties. The proposed project will be located in an older light industrial development which contains a series of modest metal office/warehouse buildings. The proposed design is generally attractive and an upgrade from the design of many of the buildings within this development. The building will be constructed of metal with tan walls and green trim with stone accent pillars. The building will also have green awnings facing Cornerstone Drive. Mr Yoffie made a motion and Mr. Snarzyk seconded to approve this site plan with the following contingencies:

1. Obtain a variance for the proposed ten (10) foot side yard setback.
2. Coordinate the final lighting plan with the Planning Department.
3. Show the placement of a temporary fence, prior to any grading activity, to protect the rear yard tree buffer.

The motion carried unanimously.

d. Johnny Londoff Autoplex: south side of Veterans Memorial Parkway, west of Richmond Center Boulevard.

Mr. Doug Tiemann, Pickett Ray and Silver, and Mr. Mike Baalman, Baalman Architects, presented this to the Commission for approval. Mr. Tiemann explained that the proposed 8,400 square foot building will be located on Veterans Memorial Parkway, just west of the existing Johnny Londoff pre-owned center, formerly Elite Auto Sales. The proposed automotive services building will provide auto repair and maintenance services for Johnny Londoff and its customers as well as the general public. The building will be constructed of split face concrete block with a glass storefront entrance and overhead garage doors. A modern faux wood decorative entrance feature will provide visual interest to the building including the side gables. Large blue metal awnings and a sleek standing seam metal roof will complete the design. Mr. Westhoff made a motion and Ms. Tainter seconded to approve this site plan with the following contingency:

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1. Provide a record plat to re-subdivide the properties.
The motion carried unanimously.

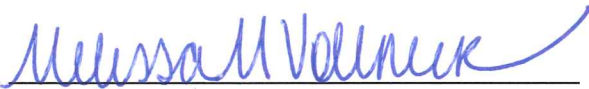
1. Home Occupations (continued):

a. Assisted Living Solutions – Staffing Firm, LLC (staffing agency): Shawn Klaas, 277 Montego Court.

Chairman McNames made a motion and Mr. Westhoff seconded to postpone this item until the June 2nd Planning and Zoning Commission meeting, as the applicant was not present. The motion carried unanimously.

Mr. Bailey made a motion and Mr. Snarzyk seconded to adjourn the meeting at 8:23 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,
Recording Secretary



Chairman Keith McNames,
Planning and Zoning Commission