



Revised April 6, 2021 4:30 p.m.

**AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
APRIL 7, 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. Detail Driven Car Wash: south side of Highway 94, east of Florence Drive. (Ward 4)

- h. NEW BUSINESS**

- 1. HOME OCCUPATIONS:**
 - a. Mussey Brokerage, LLC (broker transportation): Nekeidra Mussey, 509 Newkirk Circle. (Ward 4)
 - b. Maxxbreed, LLC (athletic apparel/accessories): Sonjia Guyton, 977 Whispering Ridge Lane. (Ward 3)
 - c. Regal Behavior Solutions, LLC (ABA Therapy): Amy Ehnes and Tamesha Bland, 7 Castlewood Court. (Ward 3)

- 2. OTHER:**
 - a. William Gottwalt/On The Hook Fish and Chips: 3551 Harvester Road – use approval – mobile food truck. (Ward 4)
 - b. Good Ranchers, LLC: 1600 Mid Rivers Mall Drive (Mid Rivers Mall parking lot) – use approval – temporary sales activity. (Ward 1)

3. PUBLIC HEARINGS:

- a. Petition RZ 21-04– Auto Nation c/o Kimley-Horn and Associates: A request for a rezoning from C-3 General Commercial District to Commercial Planned District (CPD) for the sale of used vehicles on an 8.12+/- acre parcel. The subject site is located on the north side of I-70 North Service Road, east of Mid Rivers Mall Drive. (Ward 1)
- b. Petition SU 21-04 – Michael Jon Daniel and Cara Sue Daniel Revocable Trust c/o Pickett Ray & Silver: A request for a special use permit for multiple family units (attached units) on a 2.5 +/- acre tract in the C-2 Community Commercial District. The subject site is located at the terminus of Richmond Center Court, west of Richmond Center Blvd. (Ward 1)

4. RECORD PLATS:

- a. Trudeau – Mid Rivers Mall Drive subdivision: west side of Mid Rivers Mall Drive, north of Willott Road. (Ward 3)

5. SITE PLANS:

- a. Dave Sinclair Lincoln Building Addition: North side of I-70 Service Road North, east of Spencer Road. (Ward 1)
- b. Auto Nation: north side of I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)
- c. Woodstone Self Storage: east side of Woodstone Drive, south of South St. Peters Parkway. (Ward 4)
- d. Richmond Center Court – Lot C: terminus of Richmond Center Ct, west of Richmond Center Blvd. (Ward 1)