



**MINUTES  
PLANNING & ZONING COMMISSION  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376  
MEETING OF JULY 7, 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, Alderman Nick Trupiano; John Luehrs; Joseph Markus; Steven Bailey; Larry Sachse; Pat Kelley; Bill Yoffie; Lori Tainter; Steve Snarzyk; Janet Shetterly; 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. Gary Westhoff was absent.

**MINUTES:**

A motion was made by Mr. Kelley and seconded by Ms. Shetterly to approve the minutes of the June 2, 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 items need Board of Alderman action would be on the July 22nd Board of Alderman Meeting Agenda.

**OLD BUSINESS**

**1. Site Plans:**

- a. Storage Facility: terminus of Vantage Drive, east of St. Peters Howell Road

Mr. Gregory Hipskind, owner, presented this to the Commission for approval. Mr. Hipskind explained that the proposed development for self storage was approved by the Board of Aldermen on June 24<sup>th</sup>, after a positive recommendation from the Planning Commission at the June meeting. The proposed development includes four buildings, two large buildings and two smaller buildings. The buildings will be shifted closer to the west to allow additional buffering along the east property line and placement of the detention and water quality. The building style is low scale with a slightly pitched roof. The building ends will have masonry treatment. The site is lined with tall trees, creating a natural buffer. Mr. Hipskind explained that he is going to supplement these with additional trees and also add a fence along the property line and the edge of the parking area atop the planned retaining wall. Mr. Kelley made a motion and Mr. Luehrs seconded to amend the third contingency to include that there will be no doors on the ends of the units. The motion carried unanimously. Mr. Yoffie made a motion and Ms. Tainter seconded to approve this site plan with the following contingencies:

1. Provide a photometric plan to verify lighting containment on the subject site.
2. Obtain compliance with Chapter 535 Tree and Landscape requirements.

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3. Coordinate the final building design with the Planning Department including no doors on the ends of the units.
4. Work with the Utility and Engineering departments during improvement plan review to address area stormwater issues and utility extensions.

The motion carried unanimously.

**NEW BUSINESS**

Ms. Tainter made a motion and Mr. Kelley seconded to suspend the order of business and move to the Record Plats. The motion carried unanimously.

**3. Record Plats:**

- a. Woodstone Apartments Easement Plat: south side of South St. Peters Parkway, east of Woodstone Drive.

Mr. Larry Walker, Bax Engineering, presented this to the Commission for approval. Mr. Walker explained that the proposed easement plat will create easements for the Woodstone Apartment project. The Planning and Zoning Commission approved the site plan on May 6, 2020. The plat includes standard utility easements with an additional dedicated sanitary sewer easement to Duckett Creek Sanitary Sewer District. Of note and called out on the plat are the building areas which extend approximately five feet outside of the actual building footprint. Mr. Kelley made a motion and Ms. Shetterly seconded to recommend approval of this record plat to the Board of Aldermen with no contingencies. The motion carried unanimously.

**1. Home Occupations:**

- a. Gloryfica Productions, LLC (online retail/live music performance): Joanna Sielewicz, 5400 Mexico Road.

Ms. Joanna Sielewicz presented this to the Commission for approval. Ms. Shetterly made a motion and Mr. Markus seconded to approve this application with no contingencies. The motion carried unanimously.

**2. Other:**

- a. Baalman's Produce: north side of Main Street, east side of Second Street – Co-Op Parking lot (use approval – temporary produce stand).

Ms. Kristina Baalman, owner, presented this to the Commission for approval. Ms. Baalman explained that she is proposing a temporary, ongoing farmer's market that would operate between approximately July and October at the Farmer's Co-op in Old Town. The market will include approximately 2-3 folding tables and 1-2 tents; several parking spaces would also be used for customers. The site has successfully operated during the summer season at this location since 2006. Mr. Bailey made a motion and Mr. Luehrs seconded to approve this temporary use with the following contingencies:

1. Coordinate with the Planning Department regarding the location of the tents, tables and parking, and any other structures related to the market.
2. The produce sales use is permitted for three (3) years at the subject location; review by the Planning Commission shall be required if there are any complaints, issues city by the City, or changes to the approved business or layout.

The motion carried unanimously.

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- b. Good Ranchers, LLC: 1600 Mid Rivers Mall Drive (Mid Rivers Mall parking lot) – use approval – temporary sales activity.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject use approval application for a meat sales activity at Mid Rivers Mall was approved at the April Planning and Zoning Commission meeting; the event was originally scheduled from April 8 until April 19, 2021. The operator requested and received an extension through the end of June at the June Planning Meeting. The location is in the parking area between Macy's and Dillard's; a tent was erected for the sales event. The operator has requested an extension of the activity, as they have remained beyond the original timeframe. The sales have been a great success and the event been beneficial to the mall. Staff further notes that there have been no issue with the sales or sales area. Staff believes that the temporary sales can easily be continued in the parking area; there are not large amounts of traffic for this temporary use and there is ample area for vehicles to park without impacting the parking or other mall operations. Noting this, staff believes that the extension of this sales use can continue through September, 2021. Mr. Yoffie made a motion and Mr. Markus seconded to approve the continuation of this temporary use with the following contingencies:

1. Obtain City Health Dept. approval and all required licenses.
2. Truck and canopy must be located so as to not impact a traffic lane.
3. Temporary signage shall comply with City Code.

The motion carried unanimously.

Mr. Bailey made a motion and Ms. Shetterly seconded to adjourn the meeting at 6:50 p.m. The motion carried unanimously.

Respectfully submitted:



Melissa M. Vollmer,  
Recording Secretary



Chairman Keith McNames,  
Planning and Zoning Commission