



## Agenda

**Planning & Zoning Commission Meeting  
City of St. Peters Justice Center  
1020 Grand Teton Drive, St. Peters, MO 63376  
March 4, 2026, at 6:30 PM**

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
  - 1. Minutes
- F. Communications and Reports of Officers
  - 1. Staff Recommendations
- G. Old Business
  - 1. Other:
    - a. JG Exteriors Pro: north side of I-70 Service Road North, south of Brown Rd – site plan reapproval. (Ward 1)
  - 2. Public Hearings:
    - a. Petition RZ 26-01 – Watermark St. Peters c/o Vessel Architects: a request for a rezoning from R-3 Multiple Family Residential District to Planned Urban Development District (PUD) to permit the conversion of living units from independent living to assisted living and/or skilled nursing units on a 13.2 +/- acre tract. The property is located on the east side of Jungermann Road at Brentmoor Lane – 363 Jungermann Rd. (Ward 3)
- H. New Business
  - 1. Other:
    - a. Little Brazil Catering, LLC: south side of Veterans Memorial Parkway, west of Costco Way – 311 Costco Way – Use Approval – temporary food sales. (Ward 1)
  - 2. Record Plats:
    - a. Upright Design Subdivision: south side of Salt River Road, east of Mid Rivers Mall Drive. (Ward 1)
    - b. Genesis One: south side of Veterans Memorial Parkway, west of St. Peters Centre Boulevard. (Ward 1)
  - 3. Site Plans:

- a. Kia – St. Peters: south side of Veterans Memorial Parkway, east of St. Peters Centre Blvd. (Ward 1)
  - b. Upright Truss Company: south side of Salt River Road, east of Mid Rivers Mall Drive. (Ward 1)
  - c. St. Charles Automotive Genesis Service Expansion: south side of Veterans Memorial Parkway, west of St. Peters Centre Blvd. (Ward 1)
  - d. Lutheran High School Multipurpose Building: south side of Mexico Road, east of St. Peters Centre Blvd. (Ward 1)
4. Public Hearings:
- a. Petition SU 26-01 – Ultimate K9 Training c/o Thaer Abdulkarim: a request for a Special Use Permit in the C-2 District for dog kenneling on a 0.5 +/- acre parcel. The subject site is located on the east side of Stoll Lane, north of Mexico Road (6180 Mexico Road). (Ward 1)
  - b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.

I. Adjournment

Agenda Posted at City Hall: 2/27/26 at 12:00 p.m.

By: M. Vollmer, Planning, Community & Economic Development Specialist

The meeting is available for viewing at [www.sptvnow.net](http://www.sptvnow.net)