



Agenda

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

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
 - 1. Minutes - April 1, 2026
- F. Communications and Reports of Officers
 - 1. Staff Recommendations
 - 2. Consulting Architect Report
- G. Old Business
 - 1. 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. Haley Properties, LLC: south side of Mexico Road, east of Knaust Road, 8065 Mexico Road – use approval – temporary pop-up shop. (Ward 1)
 - b. Mezon Street Tacos: west side of Jungermann Road, north of Sutters Mill Road, 510 Jungermann Road – use approval – temporary food sales. (Ward 3)
 - c. Keva Works, LLC d/b/a Fun Time Shows: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary carnival at Mid Rivers Mall. (Ward 1)
 - d. Aahaar Vihaar LLC: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary food sales at Mid Rivers Mall. (Ward 1)
 - 2. Record Plats:

- a. St. Lukes of St. Peters Amended Plat: north side of Mexico Road, east of Spencer Road. (Ward 1)
3. Public Hearings:
 - a. Intent to establish zoning for newly annexed properties. Cleary/Loomis, 1824 Elm Tree Street. (Ward 3)
 - b. Petition SU 26-02 – Gorilla Express Autowash: a request for a special use permit in the C-2 Community Commercial District for a 1.21 +/- acre trach to allow a car wash. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road – 7860 Mexico Road. (Ward 1)
 4. Site Plans:
 - a. Axium Plastics: north side of Premier Parkway, east of Executive Centre Parkway – amended site plan. (Ward 1)

- I. Adjournment

Agenda Posted at City Hall: 05/01/2026 at 4:00 p.m.

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

Next Regular Planning and Zoning Meeting: June 3, 2026

The meeting is available for viewing at www.sptvnow.net