



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF FEBRUARY 4, 2026 6:30 P.M.**

CALL TO ORDER:

Chairman Luehrs 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: Joseph Markus, Renee Tillman, Charles McBride; Alderman Rocky Reitmeyer; Shirley Moore; Leah Petras; Chairman John Luehrs; Steven Bailey; Bill Yoffie; Gregg Sartorius; Terry Lesinski; Ken Braunfeld Planning Coordinator; Tony Friedman, City Engineer; Julie Powers, Director of Planning, Community & Economic Development; Melissa Vollmer, Recording Secretary and Brian Butts, Plans Examiner. George Olivas, Building Commissioner and Madaline Barteau were absent. City Attorney Drew Weber was also present.

MINUTES:

A motion was made by Mr. Bailey and seconded by Ms. Tillman to approve the minutes of the January 7, 2026 Planning and Zoning Commission meeting. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Luehrs explained the procedures for this evening's meeting. Ms. Powers noted that the items requiring Board action will be on the February 22nd BOA Agenda.

OLD BUSINESS

1. Other:

- a. Everhome Suites: south side of Interstate 70, west of Salt Lick Road – site plan and special use permit re-approval.

Mr. Jeff Williams, General Manager for Woodspring Suites, presented this to the Commission for approval. Mr. Williams explained that the Everhome Suite hotel site plan and special use permit were approved by the Planning and Zoning Commission in August 2024; the special use was then granted a six-month extension in August 2025 and the site plan was reapproved for one year. AS permitted in the zoning code, they are seeking an additional six month extension of the special use permit as they have not started construction. The site is a 2.61 acre lot adjacent to the Woodspring Suites Hotel on the south side of Veterans Memorial Parkway. The proposed four-story, 59,800 square foot building will include one hundred and fifteen rooms. One hundred thirty eight parking spaces will be provided on site. The building design includes a mix of materials including a natural looking stone, polished stone, brick, EFIS and cement fiber board. The natural stone will wrap around the entire first floor of the building. Ms. Petras made a motion and Mr. Sartorius seconded to grant the six month extension of the special use permit. The motion was approved.

Planning and Zoning Commission Meeting Minutes
February 4, 2026

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Bailey: No
AYES: 10 NAYS: 1 ABSTENTIONS: 0 ABSENT: 0

b. JG Exteriors Pro: north side of I-70 Service Road North, south of Brown Road – site plan reapproval.

Mr. Ken Braunfeld noted that the applicant was not in attendance and would like this item postponed until the March meeting. Mr. Bailey made a motion and Ms. Tillman seconded to postpone this item until the March 4, 2026 meeting. The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Bailey: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

NEW 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 Road.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that In 2022 the owners applied for and received approval from the Planning and Zoning Commission and the Board of Aldermen for a Planned Urban Development District (PUD) to allow the nursing home component at the development. Recently a signed copy of the PUD Agreement was requested and it was determined that signed copy was never returned to the City. Noting this, the City Clerk's office advised of this situation and staff determined that reapproval of the PUD agreement is required. The property is currently being sold and the current owner and new owners have requested the public hearing be open and then held until the March meeting to allow time for closing of the property and the new owners to sign the PUD Agreement. Chairman Luehrs opened the public hearing at 6:43 p.m. Mr. Lesinski made a motion and Ms. Petras seconded to continue this public hearing until the March 4th meeting. The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Bailey: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

2. Public Hearing and Site Plan:

a. Petition RZ 25-07 – The Prime Co.: a request for a rezoning from the I-1 Light Industrial District to PUD Planned Urban Development to permit multiple family development on a 6.4 +/- acre parcel. The property is located east of Highway 79 north of I-70 Service Road North, south of Brown Road.

Mr. Bryan Elsey, The Prime Co., presented this to the Commission for approval. Mr. Elsey explained that the subject site consists of two tracts totaling 6.41 acres located between I-70 Service Road North and

Planning and Zoning Commission Meeting Minutes
February 4, 2026

Brown Road, east of I-70 Service Road North. The tracts currently include single family residences. The proposal is for a 168-unit multiple family development. The units will be marketed as affordable apartments that include 42 one-bedroom units, 84 two-bedroom units, and 42 three-bedroom units. The development will include amenities such as a playground, pool, and amenity building. Initially, the developer submitted a plan for 180 units which was considered and recommended by the Planning Commission in October, 2025; the Board of Aldermen did not approve the requested rezoning. The units will have quality finishes and will provide new, attractive housing for single persons and families. It is anticipated that the project would serve workers in the Brown Road/Arrowhead business parks and other employers in the vicinity, as well as employers in Premier 370 and the larger community. Mr. Eelsey noted they are planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. At this time, those tracts are north of Interstate 70. The site is zoned I-1 Light Industrial District and is in an area that is a mix of uses. This older area of the City includes single family residential development along Brown Road and south of the site along the outer road, and non-residential uses along Brown Road including a restaurant distributor, a shooting range, the Missouri Extension Services office, an electric substation and an Am Vets meeting hall. Further to the east, along the outer road of I-70, there is an older multiple family development in the R-3 Residential District and various commercial uses in the C-3 Commercial District. These include a swimming pool company, lawn company, self-storage, and small commercial/industrial uses. To the west of the site are an older home being used as a roofing/construction company, and an older home being used for as an office/storage use. Recent demand for workers, including work force for businesses in industrial areas and within the City Center, including the Special District and the medical uses to the east of the Special District, have added to the need for additional affordable/workforce housing. Since the initial submittal in September 2025, a building has been removed, thereby increasing the green space within the development. When initially submitted, staff recommended the developer incorporate the parcels to the west into the development. This would make the land use pattern in the area more congruent, with residential development extending eastward from the outer road. Mr. Eelsey noted that prior to the meeting, he made a verbal agreement with an adjacent property owner to purchase an additional 8 acres to expand the project and would be back next month for that approval. The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four colors. This mix of materials and colors presents an interesting design. Mr. Eelsey explained that they are seeking a parking reduction which can be approved by the Commission per Section 405.560; a maximum of a 20% reduction can be granted for a development of the size proposed. Mr. Eelsey indicated this reduction is workable based on other similar developments they have operated. The current plan includes 168 units on 6.41 acres which exceeds the permitted density of fourteen units per acre, but is less than the 180 units previously requested. The PUD section of the code allows some density bonuses based on plan features – landscaping, building arrangement, and pathways. In addition to this, a variance will be required to allow the requested density. Chairman Luehrs opened the public hearing at 6:57 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Valerie Schroeder, 330 Brown Road, spoke in opposition to this petition; Mr. Jeff Shanks, 330 Brown Road, spoke in opposition to this petition; Ms. April Surgant, 461 Brown Road, spoke in opposition to this petition. Chairman Luehrs noted that the Commission received 5 emails in opposition to this petition. Seeing no one else present to comment, Chairman Luehrs closed the public hearing at 7:06 p.m. There was general discussion among the Commission related to traffic and about the prevailing wage. Ms. Petras made a motion and Mr. Markus seconded to recommend approval of this rezoning to the Board of Aldermen. The motion failed

Planning and Zoning Commission Meeting Minutes
February 4, 2026

Sartorius: Yes Yoffie: No McBride: No Petras: No Markus: Yes Moore: Yes Tillman:
No Reitmeyer: No Lesinski: No Luehrs: Yes Bailey: No

AYES: 4 NAYS: 7 ABSTENTIONS: 0 ABSENT: 0

Mr. Bailey made a motion and Ms. Tillman seconded to recommend denial to the Board of Aldermen. The motion was approved.

Sartorius: No Yoffie: Yes McBride: Yes Petras: Yes Markus: No Moore: Yes
Tillman: Yes Reitmeyer: No Lesinski: Yes Luehrs: Yes Bailey: Yes
AYES: 8 NAYS: 3 ABSTENTIONS: 0 ABSENT: 0

b. 460 Brown Road Apartments: east side of Highway 79 north of I-70 Service Road North, south of Brown Road.

Mr. Bryan Elsey, The Prime Co., presented this to the Commission for approval. Mr. Elsey explained that the subject site consists of two tracts totaling 6.41 acres located between I-70 Service Road North and Brown Road, east of I-70 Service Road North. The tracts currently include single family residences. The proposal is for a 168-unit multiple family development. The units will be marketed as affordable apartments that include 42 one-bedroom units, 84 two-bedroom units, and 42 three-bedroom units. The development will include amenities such as a playground, pool, and amenity building. The units will have quality finishes and will provide new, attractive housing for single persons and families. It is anticipated that the project would serve workers in the Brown Road/Arrowhead business parks and other employers in the vicinity, as well as employers in Premier 370 and the larger community. The proposed development will include 168 units in eight buildings that will be three stories in height and oriented to Brown Road and the I-70 outer road. Parking would be in the center area of the buildings. The amenities would also be located in the center area. The development layout orients the buildings to the outside of the site. The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four colors. This mix of materials and colors presents an interesting design. The details and trim add to the overall design. Mr. Elsey noted that they are seeking a parking reduction which can be approved by the Commission per Section 405.560; a maximum of a 20% reduction can be granted for a development of the size proposed. The developer has indicated this reduction is workable based on other similar developments they have operated. The current plan includes 168 units on 6.41 acres which exceeds the permitted density of fourteen units per acre, but is less than the 180 units previously requested. Staff notes that density increases have been allowed in multiple developments in the City. The PUD section of the code allows some density bonuses based on plan features – landscaping, building arrangement, and pathways. In addition to this, a variance will be required to allow the requested density. Other issues reflected in the contingencies for this plan include finalizing the landscape plan and final building elevations based on direction from the consulting architect. Other minor details that are needed include the location of fire hydrants and easements. Also, a sight proof fence is required along the east property line. Mr. Sartorius made a motion and Ms. Petras seconded to add the following contingency: Rezoning of the property to PUD must be approved. The motion was approved. Mr. Lesinski made a motion and Mr. Sartorius seconded to recommend approval of this site plan with the following contingencies:

1. Coordinate the final building elevations with the Planning Department, and show a typical building with entrances labeled on the final site plan.

Planning and Zoning Commission Meeting Minutes
February 4, 2026


2. Provide a final plan that includes boundary information, engineer's signature and seal, and all easements.
3. Show any existing and proposed fire hydrants on the plan, and submit final landscaping and lighting plans.
4. Coordinate final site details, including utility service and stormwater management, with the Engineering and Utility departments.
5. Coordinate with the Planning and Building departments to determine the required accessible parking, including van accessible spaces.
6. Obtain a variance to authorize the increased unit density.
7. The rezoning of the property to PUD must be approved.


The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: No Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: No Luehrs: Yes Bailey: No
AYES: 8 NAYS: 3 ABSTENTIONS: 0 ABSENT: 0

Mr. Bailey made a motion and Ms. Tillman seconded to adjourn the meeting at 7:48 p.m. The motion was approved.

Respectfully submitted:


Melissa Vollmer,
Recording Secretary


John K. Luehrs, Chairman
Planning and Zoning Commission