



**MINUTES
 PLANNING & ZONING COMMISSION
 ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
 MEETING OF APRIL 1, 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; Madaline Barteau; Bill Yoffie; Steven Bailey; Terry Lesinski; Ken Braunfeld Planning Coordinator; Tony Friedman, City Engineer; Julie Powers, Director of Planning, Community & Economic Development; Melissa Vollmer, Recording Secretary and George Olivas, Building Commissioner. City Attorney Drew Weber was also present.

MINUTES:

A motion was made by Mr. Bailey and seconded by Mr. Markus to approve the minutes of the March 4, 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 March 26th BOA Agenda.

OLD BUSINESS

1. Other:

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

Ms. Barteau made a motion and Mr. Yoffie seconded to withdraw this item from the agenda. The motion was approved.

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

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 Road.

Planning and Zoning Commission Meeting Minutes
April 1, 2026

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that she has not heard back from the new owners of Watermark and that she is requesting the Commission postpone this item for one additional month. Mr. Bailey made a motion and Mr. Markus seconded to postpone this item until the May 6th Planning and Zoning Meeting. The motion was approved.

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

NEW BUSINESS

1. Other:

- a. Metro West Transport: west side of Jungermann Road, north of Sutters Mill Road – 500 Jungermann Road – CPD Minor Amendment.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject site is located on the west side of Jungermann Road, north of Sutters Mill Road. The area includes Fritz’s Frozen Custard to the west of the parking lot. The existing multi-tenant office/retail building was built in 1979. The building was originally zoned C-2 Community Commercial District but was rezoned to a Commercial Planned District (CPD) in 2010 to allow the sale of used merchandise. The CPD was also approved to allow uses permitted in the C-2 Community Commercial District and the sale of used merchandise. In 2024 an application for an amended CPD to allow the limited sale of used vehicles from the site was approved. Specifically, the applicant would have office space within the building and would occasionally park two to three vehicles at the building. Since the amendment of the CPD to allow the limited used car sales, staff has become aware of another business in this center doing the same type of business. The CPD ordinance allows three parking spaces for vehicle sales; staff is recommending the wording be modified to allow three spaces per used car operator. The same limits on signage, flags, etc. would apply to all operators. Ms. Petras made a motion and Ms. Tillman seconded to approve this minor CPD Amendment. The motion was approved.

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

- b. Homestead Steaks, LLC: east side of Spencer Road, south of Executive Centre Parkway – 151 Spencer Road – Use Approval – temporary meat sales.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject approval application is for a meat sales activity at Menards. The event will be held from April 3, 2026 to April 12th, 2026. The location will be in the southwest corner of the parking area. A tent will be erected for the sales event. The area planned for the event is typically minimally used for parking and would not be impacted by this event. Mr. Bailey made a motion and Mr. Markus seconded to approve this temporary use with the following contingencies:

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

Planning and Zoning Commission Meeting Minutes
April 1, 2026

4. Verify that trash will be placed in the Menards trash enclosure or removed from the site, and that restroom access for the works will be at Menards.

The motion was approved.

Bailey: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes

AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

2. Record Plats:

- a. Townhomes at Lienemann Park Plat Four: south side of Highway 364/South St. Peters Parkway, east of Cinnamon hills Drive.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject development was approved in November 2023. The development is under construction and will include 226 attached townhome units and amenities. The development will occur in two phases and include 19.34 acres which was donated to the City for use as a public park. Plat One was approved in February 2024; it created the phased areas of the development and the park tract. Plat Two and Three established lots and easements within the first phase of development. This phase extends from the western property line along Cinnamon Hills Drive to the development entrance from South St. Peters Parkway. Ms. Petras made a motion and Mr. Yoffie seconded to recommend approval of this record plat to the Board of Aldermen, with the following contingency:

1. The following items are to be provided prior to recording:
 - a. Provide signature and seal.
 - b. Provide verification that all taxes have been paid.
 - c. Provide a digital media copy of the plat.

The motion was approved.

Bailey: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes

AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

3. Public Hearings:

- a. Petition RZ 26-03 – U-Haul: a request for an amended Commercial Planned District (CPD) to allow the additional use of truck rental on a 2.12 +/- acre parcel. The subject site is located on the west side of Church Street, north of Mexico Road (427 South Church Street).

Mr. Tim Evans, U-Haul, presented this to the Commission for approval. Mr. Evans explained that the subject site is in an existing shopping center located on the west side of Church Street, north of Mexico Road. The shopping center was rezoned from the C-2 District to a Commercial Planned District in 2012 to allow a resale shop for miscellaneous items including clothing, household items and home furnishings. The CPD ordinance was amended in August 2016 to allow fitness salons and similar activities. In February 2017 the CPD was again modified to allow tattoo facilities and piercing. Mr. Evans noted that U-Haul is requesting the placement of trucks for rent on the property. Initially there were 10-15 trucks parked on the north side of the property; however staff notified the owner of the release shop that truck rental is not

Planning and Zoning Commission Meeting Minutes
April 1, 2026

permittee. Staff was then advised that the U-Haul alliance is with the operators of the resale shop which is related to a charity. By facilitating the truck rental, the shop receives some payment from U-Haul which is applied to the resale/thrift shop's rent in the center. Staff advised U-Haul that the number of trucks would be limited to five and they must be parked further to the rear of the site. Chairman Luehrs opened the public hearing at 6:55 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 6:55 p.m. Mr. Lesinski made a motion and Ms. Barteau seconded to recommend approval of this CPD amendment to the Board of Aldermen. The motion was approved.

Bailey: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes

AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that Chapter 405 of the City Code was modified in October 2023 to remove residential uses as special uses in the commercial zoning districts. However, residential uses as special uses were retained in the SD Special District to continue encouraging residential development in the Special District, thereby creating a town center where residents could "work, play and live". During a recent discussion the issue of residential uses as special uses in the Special District was raised. It was determined that the use of the Planned Development Area within the Special District would be the better approach to future residential development in the town center. Staff also recommends that the option of a density modification be added to the list of items that can be included in the development ordinance, mirroring the density bonuses allowed in the PUD section of the code. Staff will also present information related to a moratorium on data centers. The Board of Aldermen has directed staff to prepare a moratorium to allow code language to be put in place to address this issue. At this time there are no pending projects or applications but the Board is requesting staff be prepared for this possibility. Chairman Luehrs opened the public hearing at 7:04 p.m. and asked anyone wishing to speak on this item to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 7:04 p.m. Ms. Tillman made a motion and Ms. Moore seconded to recommend approval of these code changes to the Board of Aldermen. The motion was approved.

Bailey: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes

AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

4. Public Hearings and Site Plans:

- a. Petition RZ 26-02 – The Prime Co.: a request for a rezoning from I-1 Light Industrial District and PUD Planned Urban Development to Amended PUD Planned Urban Development to permit multiple family development on a 7.71 +/- acre parcel. The property is located east of Highway 79 north of I-70 Service Road North, south of Brown Road.

Mr. Bryn Elsey, The Prime Co., presented this to the Commission for approval. Mr. Elsey explained that the subject development was approved by the Board of Aldermen in February 2026 with a density reduced by one building (12 units). During the review period of the February submittal, they were successful in

Planning and Zoning Commission Meeting Minutes
April 1, 2026

obtaining a tract to the west of the site. This tract adds 1.3 acres for a total of 7.71 acres. The revised plan includes 48 one-bedroom units, 96 two-bedroom units and 48 three-bedroom units. The development will include amenities such as a playground, pool and amenity building. Rents are anticipated to be between \$977 and \$1200 per month. The units will have quality finishes and will provide new, attractive housing for single persons and families. It is anticipated that the project will 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. Elsey noted that they are planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. The proposed development will include 192 units in eight buildings that will be three stories in height and oriented to Brown Road and the I-70 Outer Road. Parking will be in the center of the buildings and the amenities will also be located in the center area. The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four areas. This mix of materials and colors presents an interesting design. The current plan includes 192 units on 7.70 acres which exceeds the permitted density of fourteen units per acre. 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. Mr. Elsey noted that they have applied for the variance and will be on the April 15th Board of Adjustment meeting agenda. Chairman Luehrs opened the public hearing at 7:25 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to commend, Chairman Luehrs closed the public hearing at 7:25 p.m. Alderman Reitmeyer made a motion and Ms. Tillman seconded to recommend approval of this rezoning to the Board of Aldermen. The motion was approved.

Bailey: No Yoffie: No McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: No Luehrs: Yes Barteau: 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 development was approved by the Board of Aldermen in February 2026 with a density reduced by one building (12 units). During the review period of the February submittal, they were successful in obtaining a tract to the west of the site. This tract adds 1.3 acres for a total of 7.71 acres. The revised plan includes 48 one-bedroom units, 96 two-bedroom units and 48 three-bedroom units. The development will include amenities such as a playground, pool and amenity building. Rents are anticipated to be between \$977 and \$1200 per month. The units will have quality finishes and will provide new, attractive housing for single persons and families. It is anticipated that the project will 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. Elsey noted that they are planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. The proposed development will include 192 units in eight buildings that will be three stories in height and oriented to Brown Road and the I-70 Outer Road. Parking will be in the center of the buildings and the amenities will also be located in the center area. The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four areas. This mix of materials and colors presents an interesting design. The current plan includes 192 units on 7.70 acres which exceeds the permitted density of fourteen units per acre. 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

Planning and Zoning Commission Meeting Minutes
April 1, 2026

pathways. In addition to this, a variance will be required to allow the requested density. Mr. Elsey noted that they have applied for the variance and will be on the April 15th Board of Adjustment meeting agenda. Alderman Reitmeyer made a motion and Ms. Barteau seconded to approve this site plan with the following contingencies:

1. Coordinate the final building elevations with the Planning Department, showing the extended brick treatment on the building facades, and show a typical building with entrances labeled on the final site plan.
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 and provide a traffic study for the proposed development and coordinate suggested improvements with the City of St. Peters Engineering and Traffic departments.

The motion was approved.

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

Respectfully submitted:



Melissa Vollmer,
Recording Secretary



John K. Luehrs, Chairman
Planning and Zoning Commission