



**MINUTES
 PLANNING & ZONING COMMISSION
 ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
 MEETING OF MAY 6, 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, Gregg Sartorius, Charles McBride; Alderman Judy Bateman; Shirley Moore; Leah Petras; Chairman John Luehrs; Madaline Barteau; Chris Jones; 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. Renee Tillman and Bill Yoffie were absent.

MINUTES:

A motion was made by Mr. Bailey and seconded by Mr. Markus to approve the minutes of the April 1, 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 May 28th BOA meeting Agenda. Chairman Luehrs welcomed Chris Jones to the Commission. Mr. Jones will be appointed as a permanent member at the May 14th BOA meeting, replacing Bill Yoffie. Ms. Julie Powers thanked the Commissioners for attending the training session on the 22nd of April.

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 Road.

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. Mr. Bailey made a motion and Mr. Jones seconded to remove this item from the agenda. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
 Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
 AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

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.

Ms. Debbie Haley, Haley Properties, presented this to the Commission for approval. Ms. Haley explained that her daughters are proposing a craft tent in the parking lot at 8065 Mexico Road. The proposed temporary use will be on the owner’s property that is developed with an office. The tent will be placed near Mexico Road for one or two days per month from April – October. The products will include handmade baked goods, crafts, jellies, syrups, sauces, spices/herbs, salves and balms, bath salts, teas, plants and cards/paintings. The hours or days of operation will not impact the current tenants of the building. The onsite trash enclosure can be used as needed. Ms. Petras made a motion and Mr. Jones seconded to approve this temporary use with the following contingencies:

- 1. Obtain approval from the Business Licensing Department.
- 2. Coordinate with the Planning Department and Building Dept. regarding the tent location and installation.
- 3. Verify that trash will be placed in the trash enclosures onsite or removed from the site, and that restroom access for the operators will be in the building onsite.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- b. Mezon Street Tacos: west side of Jungermann Road, north of Sutters Mill Road, 510 Jungermann Road – use approval – temporary food sales.

Mr. Luis Gonzalex, El Mezon, presented this to the Commission for approval. Mr. Gonzalez explained that they are proposing a food truck location in the parking lot at 510 Jungermann Road. The proposed use is for a food truck selling Mexican food. Mr. Gonzales noted that he has approval from the property owner to operate. The food truck will come to the location on various days to operate, often Thursday – Sunday and will be open in the spring, summer and fall. They will open for lunch and dinner carryout, and they would like to be at this location for as long as permitted. It is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will continue to work with the Business Licensing Department and Health Department, to meet the various health and safety regulations. Food will be cooked at the applicant’s restaurant. The food truck operators will use the bathroom inside the building on the site and the trash dumpsters on site. Ample customer parking is available in the parking lot. The location will not interfere with pedestrian or vehicle circulation. No on-site eating is proposed at this time; however, there is room to accommodate a limited outside seating, if appropriately fenced. There was general discussion among the Commission members about how long they would like to approve this temporary use. Dr. Sartorius made a motion and Alderman Bateman Seconded to approve this temporary use for six months with the following contingencies:

- 1. Obtain approval from the Business Licensing Department and Health Department for food sales.

Planning and Zoning Commission Meeting Minutes
May 6, 2026

2. Coordinate with the Planning Department at the time any outside seating area including decorative fencing.
3. Verify that trash will be placed in the trash enclosures onsite or removed from the site, and that restroom access for the food truck workers will be in the building onsite.

Bailey: No Jones: Yes McBride: No Petras: No Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: No Luehrs: Yes Barteau: Yes
AYES: 7 NAYS: 4 ABSTENTIONS: 0 ABSENT: 0

- 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.

Ms. Rachel Vogel, Mid Rivers Mall, presented this to the Commission for approval. Ms. Vogel explained that the subject application is for a carnival at Mid Rivers Mall. The event, including set up and take down, would be held from May 21- May 31, 2026, in the parking area between Sears and J.C. Penney, near Best Buy. The area planned for the event is typically minimally used for parking and would not be impacted by this event. The parking for Dick's Sporting Goods store is in this area, but the parking used for the carnival is located away from the Dick's entrance such that they are unlikely to be impacted. It is also noted that this area has successfully hosted numerous carnivals and a circus without issue. The use will provide an extra recreational activity for the community and has previously been held at this location with success. Ms. Barteau made a motion and Mr. Markus seconded to approve this temporary use with the following contingency:

1. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- d. Aahaar Vihaar LLC: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary food sales.

Mr. Shaik Mohammad presented this to the Commission for approval. Mr. Mohammad explained that he is proposing a food truck location in the parking lot at Mid Rivers Mall. The proposed use is for a food truck selling South Indian food. The applicant has approval from the property owner to operate. Mr. Mohammad has indicated the food truck will come to the location on most days of the week during premium shopping hours – 9:00 a.m. – 9:00 p.m. The operator would like to be at this location for as long as permitted. It is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will continue to work with the Business Licensing Department and Health Department, to meet the various health and safety regulations. Food will be cooked in the food truck. The food truck operators will use the bathroom inside the mall and the trash dumpsters on site. Ample customer parking is available in the parking lot. Ms. Barteau made a motion and Mr. Jones seconded to approve this temporary use for three months with the following contingency:

Planning and Zoning Commission Meeting Minutes
May 6, 2026

1. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: No Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 1 ABSTENTIONS: 0 ABSENT: 0

2. **Record Plats:**

- a. St. Lukes of St. Peters Amended Plat: north side of Mexico Road, east of Spencer Road.

Mr. Ken Braunfeld presented this to the Commission for approval. Mr. Braunfeld explained that the St. Lukes of St. Peters plat was approved on July 2, 2025. The plat consolidated several parcels into one 3.265 acre lot for the development of the St. Lukes medical building. It was recently discovered the general utility easement was drawn on the plat, but the script was omitted; however, the plat was already recorded. This amended plat will include the general utility easement script and will then be re-recorded. Ms. Barteau made a motion and Mr. McBride seconded to recommend approval of this record plat to the Board of Aldermen. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

3. **Public Hearings:**

- a. Intent to establish zoning for newly annexed properties: Cleary/Loomis, 1824 Elm Tree Street.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending R-1 Single Family Residential zoning for this property. Chairman Luehrs opened the public hearing at 7:13 p.m. and asked anyone wishing to speak on this annexation to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 7:13 p.m. Mr. Sartorius made a motion and Mr. Jones seconded to recommend R-1 Single Family Residential zoning of this property to the Board of Aldermen. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- 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 tract 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.

Ms. Julie Powers noted that the applicant has requested this item be postponed until the June P&Z Meeting. Chairman Luehrs opened the public hearing at 7:15 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Petras made a motion and Mr. Bailey seconded to continue to the public hearing until the June 3rd Planning and Zoning Commission meeting. The motion was approved.

Planning and Zoning Commission Meeting Minutes
May 6, 2026

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

4. Site Plans:

a. Axium Plastics: north side of Premier Parkway, east of Executive Centre Parkway.

Mr. J.R. Willhite, Clayton Engineering, presented this to the Commission for approval. Mr. Willhite explained that the proposed project will be an expansion of Axium Plastics which was originally approved by the Planning and Zoning Commission on May 7, 2025. The facility is located in the Premier 370 Business Park. The 29.68 acre property is currently under construction and will be developed in two phases. Phase 1 includes a 203,176 square foot warehouse/manufacturing building along Premier Parkway that is under construction. The proposed expansion will add an additional 63,500 square feet for a total of 266,676 square feet. The vacant ground to the rear of the lot is available for a future phase 2, which can accommodate a similar sized building. The site will include 243 employee parking spaces and 42 trailer spaces. Seventeen truck docks will be located on the north side of the building. Access to the site will continue to be from two curb cuts to Premier Parkway. One of the curb cuts will be to the signalized intersection that also serves Amazon on the south side of Premier Parkway. Although the previous project received Levee District approval, the proposed expansion requires its own approval. The building expansion will match the existing building that is under construction. Mr. Jones made a motion and Alderman Bateman seconded to approve this site plan with the following contingencies:


1. Obtain plan approval from the Lakeside 370 Levee District.
2. Show the additional silos on the elevation drawing.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

Mr. Bailey made a motion and Mr. Markus seconded to adjourn the meeting at 7:26 p.m. The motion was approved.

Respectfully submitted:


Melissa Vollmer,
Recording Secretary


John K. Luehrs, Chairman
Planning and Zoning Commission