



Agenda

Planning & Zoning Commission Regular Meeting
City of St. Peters Justice Center
1020 Grand Teton Drive, St. Peters, MO 63376
September 2, 2026, at 6:30 PM

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
 - 1. Minutes - August 5, 2026
- F. Communications and Reports of Officers
 - 1. Staff Recommendations - September 2, 2026
- G. Old Business
 - 1. Public Hearings
 - a. Land Use and Development Master Plan
- H. New Business
 - 1. Other
 - a. Taco Fest STL: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary event at Mid Rivers Mall. (Ward 1)
 - 2. Site Plans
 - a. Chase Bank: west side of Mid Rivers Mall Drive, south of Highway N. (Ward 4)
 - b. Walmart Drone Compound: East side of Jungermann Road, south of South St. Peters Parkway. (Ward 4)
 - 3. Public Hearings
 - a. Petition SU 26-06 – Tiffany Ruby: a request for a special use permit in the SD-RC Special District-Retail/Service Commercial District for a 1.9-acre property to allow body art (tattoo/permanent makeup). The subject site is located on the east side of Spencer Road, south of Mexico Road – 221 Spencer Road. (Ward 3)
 - 4. Public Hearings and Site Plans
 - a. Petition SU 26-07 – Angela Garland/Exit 11 Coffee: a request for a special use permit in the C-2 Community Commercial District for a 0.35-acre property to allow a freestanding restaurant. The subject site is located on the west side of Grand Teton Drive, north of Mexico Road – 6710 Mexico Road. (Ward 1)

b. Exit 11 Coffee: west side of Grand Teton Drive, north of Mexico Road. (Ward 1)

I. Adjournment

Agenda Posted at City Hall: 8/31/2026

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

Next Meeting: October 7, 2026

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