



# City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 6:00 P.M. OCTOBER 4, 2022, AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

## Planning and Zoning Meeting Agenda

The meeting will take place on October 4, 2022, at 6:00 P.M.

### Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**  
September 13, 2022, Planning and Zoning Public Hearings  
September 13, 2022, Planning and Zoning Meeting
5. **New Business**  
7939 Metropolitan Blvd Storage Unit Special Use
6. **Old Business**
7. **Member Reports**  
Doug Groom  
Mike Sullivan  
Steve Markus  
Russ Shackelford  
Art Heyl  
Dan Murphy  
Mike Menkhus
8. **Citizen Comments**
9. **Adjournment.**

Posted On: 9/30/2022 11:21:41 AM By: Adam Mitchell, Building Official



# City of Pevely

401 Main Street Pevely, Missouri 63070

---

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 5:45 P.M. ON OCTOBER 4, 2022 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

---

## **Planning And Zoning Public Hearing**

The meeting will take place on October 4, 2022 at 5:45 P.M.

---

### **Agenda**

The purpose of the hearing:

The City of Pevely Planning and Zoning will hold a public hearing before their regularly scheduled meeting on Tuesday October 4, 2022 at 5:45 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 7939 Metropolitan Blvd are requesting a special use permit to operate a Self Storage Facility on their property.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

---

**Posted On: 9/30/2022 11:24:11 AM**

**By: Adam Mitchell Building Official**

**PLANNING AND ZONING PUBLIC HEARING  
SEPTEMBER 13, 2022  
CITY OF PEVELY**

**The Planning and Zoning Public Hearing was called to order at 5:45pm by Russ Shackelford.**

**Public Hearing** is being held to discuss the property at 511 Elm St. The owner of the property is requesting a subdivision plat approval to split a lot from the current property.

**Curtis Stueve** owner of the property spoke to the board with his plans to subdivide the property and sell a portion of the lot with the house and possibly do the same with the remaining portion, after the subdivision is approved.

**Public Hearing closed at 6:00pm by Russ Shackelford**

**PLANNING AND ZONING  
SEPTEMBER 13, 2022  
CITY OF PEVELY**

**The Planning and Zoning meeting was called to order with the reciting of the Pledge of Allegiance at 6:00pm by Russ Shackelford.**

**Roll call:**

**Those Present:** Doug Groom, Mike Sullivan, Art Heyl, Russ Shackelford, Dan Murphy, Steve Markus and Mike Menkhus.

**City Employees:** Adam Mitchell and Maggie Doenges.

**Consent of Agenda:** Russ called for a motion to accept the agenda as is. **Motion** was made by Doug Groom, seconded by Dan Murphy. **Motion** carried with all ayes and no nays.

**Approval of Minutes Public Hearing:** Russ called for a motion to approve the minutes of the Public Hearing held on August 09, 2022. **Motion** was made to approve the minutes by Dan Murphy, seconded by Mike Menkhus. **Motion** carried with all ayes and no nays.

**Approval of Minutes:** Russ called for a motion to approve the minutes of the August 09, 2022 meeting. **Motion** was made by Steve Markus, seconded by Dan Murphy. **Motion** carried with all ayes and no nays.

**New Business:**

**511 Elm Street Plat approval (subdivision of property)**

Russ called for a motion to approve the subdivision of 511 Elm Street be sent to the BOA for review and consideration. **Motion** was made to approve by Mike Sullivan, seconded by Doug Groom. **Motion** carried with all ayes and no nays.

**Old Business:** None

**Members Report:**

**Doug Groom:** none

**Mike Sullivan:** none

**Art Heyl:** none

**Russ Shackelford:** none

**Dan Murphy:** none

**Steve Markus:** none

**Mike Menkhus:** none

**Citizen Comments:** none

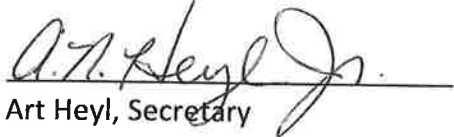
Russ called for a motion to close the meeting

**Motion** made to close by Dan Murphy, seconded by Doug Groom.

**Motion** carried with all ayes and no nays.

**Meeting closed at 6:04pm**

Submitted by:

  
Art Heyl, Secretary

Approved by:

\_\_\_\_\_  
Russ Shackelford, Board Chair

  
Maggie Doenges, Secretary





Have there been prior applications for action on this property?

Yes       No       Unknown

- Special use Permit
- Boundary Adjustment
- Rezoning
- Subdivision (Minor)
- Subdivision (Major)
- Other

\_\_\_\_\_  
\_\_\_\_\_

Filing Fees

\$ 150.<sup>00</sup> Application  
\$ 17.<sup>50</sup> Mailing Fee (# of Notifications\* 7 x \$2.50)  
\$ 167.<sup>50</sup> Total (Due at time application received)

THERE ARE NO REFUNDS FOR ANY APPLICATION FEE; MAIL FEE WILL BE REFUNDED ONLY IF MAILING HAS NOT OCCURRED.

David Damm

Signature

7-6-22

Date



APPLICATION DISCLAIMER

File No. \_\_\_\_\_

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the above items are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission and the Board of Aldermen.

Damon Drumm

Applicant's Signature

9-6-22

Date

I, DAMON DRUMM/CHAD HIRSCHMAN, am the owner of the attached referenced property and do hereby give my permission to GOVERO / DAMON & CHAD to be my agent and represent me in requesting a Zone Change, Conditional Use, or Development Plan approval for that property. I have read the attached information regarding the property and find it to be correct.

Damon Drumm

Owner's Signature

9-6-22

Date