



# City of Pevely

401 Main Street Pevely, Missouri 63070

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A public notice is hereby given that the Planning and Zoning Commission of the City of Pevely, Missouri will conduct a Public Hearing at 6:00 P.M. on June 6, 2023, 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.

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## Planning and Zoning Commission Public Hearing

The meeting will take place on June 6, 2023, at 6:00 P.M.

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on June 6, 2023 at 6:00 PM, at Pevely City Hall 401 Main St. You are being notified of the meeting because a Special Use Permit has been requested near you. The property owners of 8766 Commercial Blvd. Pevely Mo 63070 would like to allow chickens on their property. The Hearing is open to the public, to allow the community and the residents close to the property (200 foot radius) to voice any questions or concerns they may have. All questions and concerns before the hearing or if you are unable to attend please contact the City of Pevely Code Enforcement department.

All interested parties are welcomed to attend.

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Posted On: 6/5/2023 9:02:10 AM By: Adam Mitchell Building Official



# City of Pevely

401 Main Street Pevely, Missouri 63070

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A public notice is hereby given that the Planning and Zoning Commission of the City of Pevely, Missouri will conduct its regularly scheduled meeting at 6:15 P.M. on June 6, 2023, 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 Commission Regular Meeting**

The meeting will take place on June 6, 2023, at 6:15 P.M.

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1. **Pledge of Allegiance**

2. **Roll Call**

3. **Citizen's Comments**

"Citizen's Comments shall be limited to three (3) minutes to address the Commission. Please fill out an index card on the podium prior to the meeting. Visitors are not allowed to speak during the business portion of the meeting and no responses from the Planning and Zoning Commission Citizen's Comments will be given."

4. **Consent Agenda**

5. **Approval of Minutes**

Regular Meeting: May 2, 2023

6. **New Business**

Special Use Permit-Chickens- 8766 Commercial Blvd

7. **Continued Business**

8. **Member Reports**

- a. Doug Groom
- b. Mike Sullivan
- c. Alderman Markus
- d. Art Heyl
- e. Dan Murphy
- f. Mike Menkhus
- g. Chairman Shackelford

9. **Adjournment**

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Posted On: 6/5/2023 9:01:08 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 Board of the City of Pevely, Missouri will conduct its regularly scheduled meeting at 6:15 P.M. on January 10, 2023, 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 Regular Meeting

The meeting took place on May 2, 2023 at 6:00 P.M.

**A roll call vote was taken:**

Chairman: Russ Shackelford: Absent  
Doug Groom: Absent  
Mike Sullivan: Present  
Steve Markus: Present  
Art Heyl: Present  
Dan Murphy: Present  
Mike Menkhus: Absent

Also Present:

Building Official: Adam Mitchell

**Motion: To approve the agenda**

Dan Murphy: Motion  
Steve Markus: Second

Chairman: Russ Shackelford: Absent  
Doug Groom: Absent  
Mike Sullivan: Approve  
Steve Markus: Approve  
Art Heyl: Approve  
Dan Murphy: Approve  
Mike Menkhus: Absent

**Motion: To approve the minutes (1/10/2023 Public Hearing and Regular)**

Dan Murphy: Motion  
Mike Sullivan: Second

Chairman: Russ Shackelford: Absent  
Doug Groom: Absent  
Mike Sullivan: Approve  
Steve Markus: Approve  
Art Heyl: Approve  
Dan Murphy: Approve  
Mike Menkhus: Absent

**Motion: To approve the minutes (03/07/2023 Public Hearing and Regular)**

Steve Markus: Motion  
Dan Murphy: Second

Chairman: Russ Shackelford: Absent  
Doug Groom: Absent  
Mike Sullivan: Approve  
Steve Markus: Approve  
Art Heyl: Approve



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Dan Murphy: Approve  
Mike Menkhous: Absent

**Member Reports:**

Doug Groom: Absent  
Mike Sullivan: No report  
Steve Markus: No report  
Russ Shackelford: Absent  
Art Heyl: No report.  
Dan Murphy: No report  
Mike Menkhous: Absent

**Motion: To table scheduled discussion of city ordinances regarding planning and approval of new subdivisions within city limits due to not all members present to reflect accurately the views of all members**

Mike Sullivan: Motion  
Dan Murphy: Second

Chairman: Russ Shackelford: Absent  
Doug Groom: Absent  
Mike Sullivan: Approve  
Steve Markus: Approve  
Art Heyl: Approve  
Dan Murphy: Approve  
Mike Menkhous: Absent

**Motion: To Adjourn**

Dan Murphy: Motion  
Steve Markus: Second  
All in Favor: Aye

The meeting ended at 6:11 P.M.

Attest:

\_\_\_\_\_  
Ashton Cooke  
City Clerk of Pevely, MO

\_\_\_\_\_  
Russ Shackelford  
Planning and Zoning Chairman

Chicken Coop / Chickens



# PLANNING AND ZONING APPLICATION

City of Pevely, Mo 401 Main St Pevely Mo 63070 (636)-475-4452

Applicant: Comtree - A Safe Place

Date: 4-27-23

Address: 8766 Commercial Blvd

Phone Number: (636)-232-2301

Subject Property Address: 8766 Commercial Blvd Pevely Mo 63070

Current Property Zoning: \_\_\_\_\_ Current Property Use: Commercial

Adjoining Property Zoning: North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Property Acreage: \_\_\_\_\_ Current Property Use: Residential ~~shelter~~ shelter

Are you the owner of the property? ~~no~~ yes

If not please list the owner's information:

Owner Name: Comtree

Address: 227 E. Main St. Festus, MO  
222 N. 11th St. Festus, MO 63028  
63028

Phone Number: (636) 931-2700

### Request:

One 748" L x 41" W x 59" H Chicken Coop  $\frac{1}{2}$  to chickens (no rooster)

How will this be a benefit to the neighborhood and community?

The chickens will be part of the shelter program which teaches domestic violence survivors how to be self-sufficient, able to care for animals & eat the eggs they provide



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

\$ 100.00 Application  
\$ 10.00 Mailing Fee (# of Notifications\* 4 x \$2.50)  
\$ 110.00 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.

Holley Porter  
Signature

4-27-23  
Date

\$ 10.00



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.

Holly Porter  
Applicant's Signature

4-27-23  
Date

I, Amy Rhodes, COMTREA am the owner of the attached referenced property and do hereby give my permission to Holly Porter 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.

Amy Rhodes, CFO  
Owner's Signature

5/2/2023  
Date