



City of Pevely

401 Main Street Pevely, Missouri 63070

A public notice is hereby given that the Planning and Zoning Commission of the City of Pevely, Missouri will conduct a Public Hearing at 6:15 P.M. on August 8, 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 Public Hearing

The meeting will take place on August 8, 2023, at 6:15 P.M.

Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on August 8, 2023 at 6:15 PM, at Pevely City Hall 401 Main St. The property owners of 1230 Abbey Ln are requesting a Special Use Permit to allow an RV Park with a maximum stay of 6 months on the property. The Hearing is open to the public, to allow the community and the residents 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.

Posted On: 8/7/2023 11:16:10 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 Commission of the City of Pevely, Missouri will conduct a Public Hearing at 6:30 P.M. on August 8, 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 Public Hearing

The meeting will take place on August 8, 2023, at 6:30 P.M.

Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on August 8, 2023 at 6:30 PM, at Pevely City Hall 401 Main St. The property owners of 1512 Marble Springs Rd are requesting to rezone their property to MH (Mobile Home) Zoning. The Hearing is open to the public, to allow the community and the residents 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.

Posted On: 8/7/2023 11:17:19 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 Commission of the City of Pevely, Missouri will conduct a Public Hearing at 7:00 P.M. on August 8, 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 Public Hearing

The meeting will take place on August 8, 2023, at 7:00 P.M.

Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on August 8, 2023 at 7:00 PM, at Pevely City Hall 401 Main St. The property owners of 36 Gannon Square are requesting a Special Use Permit to operate an Amusement Facility (Cornhole Venue) on the property. The Hearing is open to the public, to allow the community and the residents 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.

Posted On: 8/7/2023 11:19:02 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 Commission of the City of Pevely, Missouri will conduct its regularly scheduled meeting at 7:15 P.M. on August 8, 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 August 8, 2023, at 7:15 P.M.

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: August 1, 2023

Public Hearing: August 1, 2023

6. **New Business**

1230 Abbey Lane Special Use Permit

1512 Marble Springs Rd Rezoning

36 Gannon Square Special Use Permit

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**

Posted On: 8/7/2023 11:31:55 AM By: Adam Mitchell Building Official

636-475-4452

*

636-475-4116 (fax)

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www.cityofpevely.org



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 August 1, 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 August 1, 2023, at 6:15 P.M.

A roll call vote was taken:

Chairman: Russ Shackelford: Present

Doug Groom: Present

Mike Sullivan: Present

Steve Markus: Present

Art Heyl: Present

Dan Murphy: Absent

Mike Menkhus: Absent

Also Present:

Building Official: Adam Mitchell

Code Enforcement Clerk: Jeff Spraul

Motion: To approve the agenda

Doug Groom: Motion

Art Heyl: Second

Chairman: Russ Shackelford: Approve

Doug Groom: Approve

Mike Sullivan: Approve

Steve Markus: Approve

Art Heyl: Approve

Dan Murphy: Absent

Mike Menkhus: Absent

Motion: To approve the minutes (06-6-2023) Public Hearing and Regular)

Art Heyl: Motion

Mike Sullivan: Second

Chairman: Russ Shackelford: Approve

Doug Groom: Approve

Mike Sullivan: Approve

Steve Markus: Approve

Art Heyl: Approve

Dan Murphy: Absent

Mike Menkhus: Absent

Motion: To approve the special use permit for 120 Main St to be sent to BOA for approval

Doug Groom: Motion

Mike Sullivan: Second

Chairman: Russ Shackelford: Approve

Doug Groom: Approve

Mike Sullivan: Approve

Steve Markus: Approve



City of Pevely

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Art Heyl: Approve
Dan Murphy: Absent
Mike Menkhuis: Absent

Member Reports:

Doug Groom: No report
Mike Sullivan: No report
Steve Markus: reported that Adam Mitchell was coordinating with other Code Enforcement officials across the county to have monthly meetings to discuss common issues. He reported that Jefferson County declined to participate.
Russ Shackelford: No report
Art Heyl: No Report
Dan Murphy: Absent
Mike Menkhuis: Absent

Motion: To Adjourn

Doug Groom: Motion
Mike Sullivan: Second
All in Favor: Aye

The meeting ended at 6:25 P.M.

Attest:

Ashton Cooke
City Clerk of Pevely, MO

Russ Shackelford
Planning and Zoning Chairman



City of Pevely

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Planning and Zoning Public Hearing

The meeting took place on August 1, 2023, at 6:00 P.M.

Members in attendance: Russ Shackelford, Mike Sullivan, Steve Markus, Doug Groom, and Art Heyl.
Also Present: Adam Mitchell and Jeff Spraul.

Building Official Adam Mitchell informed the board of the property location as well as the surrounding areas. Citizens Jamie Fortell and Jonathan Brasier asked questions and discussed concerns regarding the Special Use permit request.

A brief discussion took place.

Chairman Russ Shackelford adjourned the Public Hearing at 6:15 P.M.

Attest:

Ashton Cooke
City Clerk of Pevely, MO

Russ Shackelford
Planning and Zoning Chairman



PLANNING AND ZONING APPLICATION

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

Applicant: Tauqueer Haider Date: June 1, 2023

Address: 12128 Gravois Road, St. Louis MO 63070 Phone Number: (314) 283-3393

Subject Property Address: 1230 Abbey Lane, Pevely, MO 63070

Current Property Zoning: B2 Current Property Use: Golf Course & Resort

Adjoining Property Zoning: North: B2, R1 South: R4, I2 East: R1, I2 West: B2

Property Acreage: 317 Current Property Use: Golf Course & Resort

Are you the owner of the property? yes

If not please list the owner's information:

Owner Name: _____ Address: _____

Phone Number: (____) _____

Request:

The addition of 72 Recreational Vehcile (RV) Campground with full utility hookups to compliment the existing Oak Valley Resort and Golf Course with a maximum length of stay of six (6) months.

The existing RV pads, located approximately 3,800 feet across the lake, are to remain.

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

The addition of a campground will provide visitors a place to play and take a break from everyday life. Vistors can explore the City of Pevely, attend local events, and use the resort pool, golf course, and other amenities.





Have there been prior applications for action on this property?

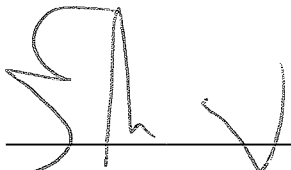
- Yes
- No
- Unknown

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

Filing Fees

\$ 150.00 Application
 \$ 120.00 Mailing Fee (# of Notifications* 48 x \$2.50)
 \$ 270.00 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.



 Signature

6/1/23

 Date

PAID



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.

Dan Brown
Applicant's Signature

6-1-23
Date

I, _____, am the owner of the attached referenced property and do hereby give my permission to _____ 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.

[Signature]
Owner's Signature

6/1/23
Date

PAID



PLANNING AND ZONING APPLICATION

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

Applicant: Rhinda Mcmansway
Todd Mcmansway Date: 5-18-2023
Address: 1796 Maniott Lane ^{Barriant} Phone Number: (314)-406-5057
mo 63012 314-422-6231
Subject Property Address: 1512 Marble Springs Rd
Current Property Zoning: R1 Current Property Use: VACANT LAND
Adjoining Property Zoning: North: _____ South: _____ East: _____ West: _____
Property Acreage: 4.31 Current Property Use: VACANT LAND
Are you the owner of the property? Yes

If not please list the owner's information:

Owner Name: _____ Address: _____
Phone Number: () _____

Request: mtt
WANTING TO REZONE TO ~~R2~~ with A Special Use permit
to allow modular home on foundation

How will this be a benefit to the neighborhood and community?
instead of vacant land will be AN ACTUAL RESIDENCE
with a house on it



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

\$ 150.⁰⁰ Application
\$ 20 Mailing Fee (# of Notifications* 8 x \$2.50)
\$ 170.⁰⁰ 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.

Bruneta McManaway
Signature *Bruneta McManaway*

5-18-2023
Date *5-18-2023*



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.

Todd McManaway
Applicant's Signature

5-18-2023
Date

Rhinda McManaway

5-18-2023

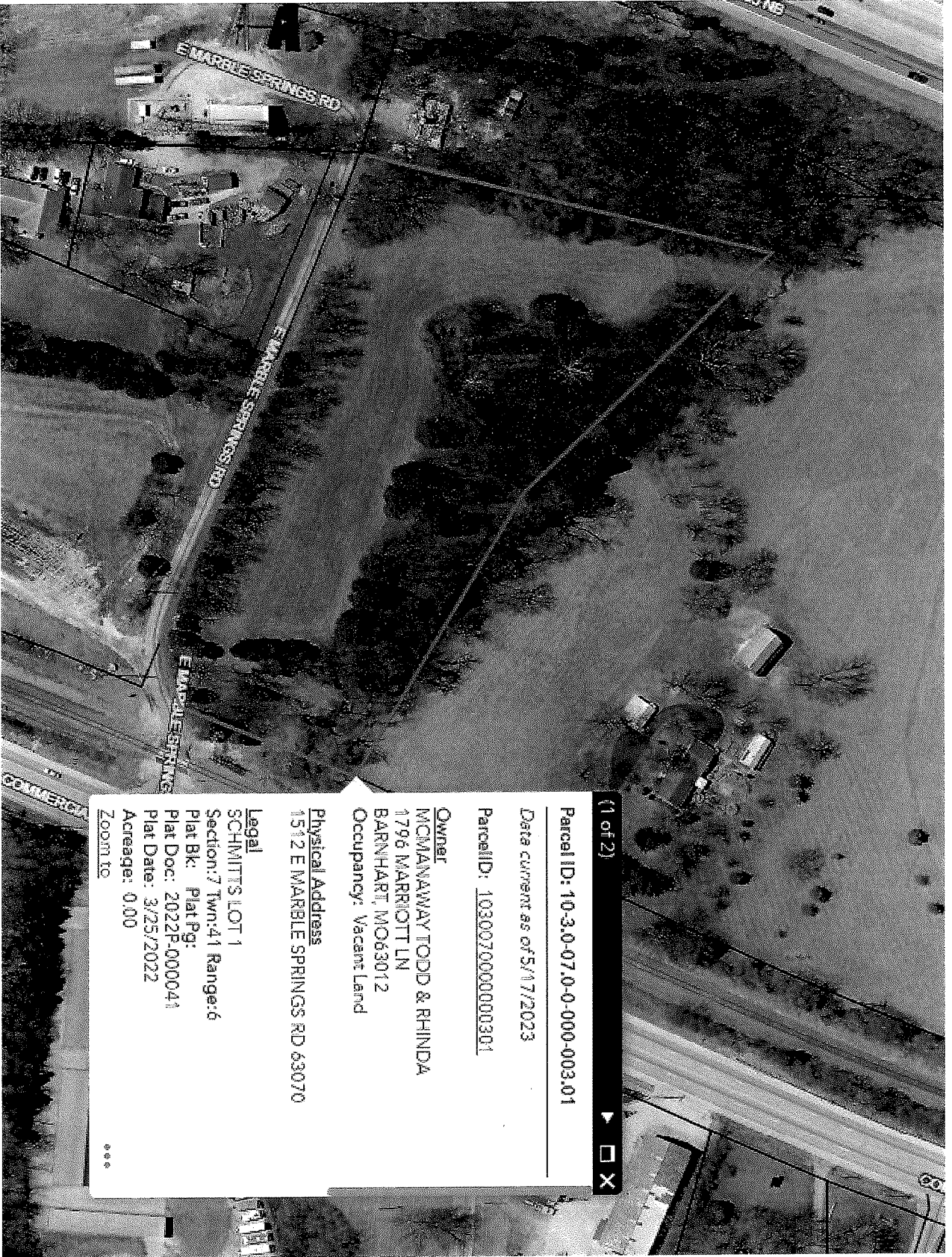
I, Todd & Rhinda McManaway, am the owner of the attached referenced property and do hereby give my permission to _____ to be my agent and represent me in requesting a Zone Change, Conditional Use, or Development Plan approval for that property. I have read the attached information regarding the property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

Todd McManaway
Owner's Signature

5-18-2023
Date

Rhinda McManaway

5-18-2023



(1 of 2)

Parcel ID: 10-3-0-07.0-0-000-003.01

Data current as of 5/17/2023

Parcel ID: 10300700000000301

Owner
MOMANAWAY TODD & RHINDA
1796 MARIOTT LN
BARNHART, MO 63012
Occupancy: Vacant Land

Physical Address
1512 E MARBLE SPRINGS RD 63070

Legal
SCHMITTS LOT 1
Section: 7 Twn: 41 Range: 6
Plat Bk: Plat Pg:
Plat Doc: 2022P-000041
Plat Date: 3/25/2022
Acreage: 0.00
Zoom to



PLANNING AND ZONING APPLICATION

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

Applicant: Cornhole Central LLC Date: 7-14-23

Address: 2937 Mayfield Farms Dr Imperial MD 63052 Phone Number: (314) 306-1731

Subject Property Address: 36 Gannon Square Pevely MD 63070

Current Property Zoning: B-2 Current Property Use: _____

Adjoining Property Zoning: North: B-2 South: B-2 East: B-2 West: B-2

+ Property Acreage: 3.1 ACRES + Current Property Use: Commercial Rental

Are you the owner of the property? NO

If not please list the owner's information:

+ Owner Name: Queens Enterprises Inc + Address: 47 Gannon Sq
+ Phone Number: () 314-873-6183 Pevely mo 63070

Request:

Open up a cornhole center

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

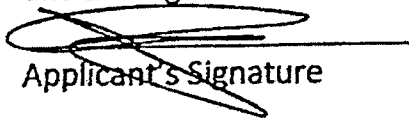
Everyone & anyone can play, teaches teamwork, helps build bonds with family & make new friends. Our current cornhole family consists of thousands of people & followers



APPLICATION DISCLAIMER

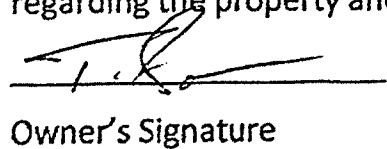
File No. _____

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.


Applicant's Signature

7-14-23
Date

I, Tim Sampson, am the owner of the attached referenced property and do hereby give my permission to Cornholers Central LLC 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.


Owner's Signature

7-14-23
Date