



# 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 5:45 P.M. on January 9, 2024, 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 January 9, 2024, at 5:45 P.M.

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on January 9, 2024 at 5:45 PM, at Pevely City Hall 401 Main St. The property owners of 1872 Mt Ash Dr, Pevely Mo 63070 are requesting a boundary adjustment to merge the parcels 1160240000000132 and 1160240000000117 into one parcel. 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.

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Posted On: 12/15/2023 1:02:53 PM 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 a Public Hearing at 6:00 P.M. on January 9, 2024, 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 January 9, 2024, at 6:00 P.M.

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on January 9, 2024 at 6:00 PM, at Pevely City Hall 401 Main St. The property owners 1702 Willow Dr, Pevely Mo 63070 are requesting a special use permit to allow a mobile home to be located 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.

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Posted On: 12/15/2023 1:03:34 PM 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 6:15 P.M. on January 9, 2024, 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 January 9, 2024, at 6:15 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: November 14, 2023

Public Hearings: November 14, 2023

6. **New Business**

Chairman Appointment

PC- 2024-01 1872 Mt Ash Boundary Adjustment

PC- 2024-02 1702 Willow Special Use Request

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

9. **Adjournment**

Posted On: 12/15/2023 1:01:13 PM By: Adam Mitchell Building Official

636-475-4452

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636-475-4116 (fax)

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[www.cityofpevely.org](http://www.cityofpevely.org)



# City of Pevely

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## **Planning and Zoning Public Hearing**

The meeting took place on November 14, 2023, at 5:45 P.M.

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Members in attendance: Russ Shackelford, Mike Sullivan, Steve Markus, Art Heyl, Dan Murphy, and Mike Menkhus.

Also Present: Adam Mitchell and Jeff Spraul.

Building Official Adam Mitchell informed the board of the property location as well as the surrounding areas. Citizen Helen Rupp asked questions and discussed concerns of the potential annexation.

A brief discussion took place.

Chairman Russ Shackelford adjourned the Public Hearing at 6:00 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Russ Shackelford  
Planning and Zoning Chairman





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Also Present: Adam Mitchell and Jeff Spraul.

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A brief discussion took place.

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Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Russ Shackelford  
Planning and Zoning Chairman



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Members in attendance: Russ Shackelford, Mike Sullivan, Steve Markus, Art Heyl, Dan Murphy, and Mike Menkhus.

Also Present: Adam Mitchell and Jeff Spraul.

Building Official Adam Mitchell informed the board of the property location as well as the surrounding areas.

A brief discussion took place.

Chairman Russ Shackelford adjourned the Public Hearing at 6:30 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

---

Russ Shackelford  
Planning and Zoning Chairman



# 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 6:30 P.M. on November 14, 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 November 14, 2023, at 6:30 P.M.

A roll call vote was taken:

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

Also Present:

- Building Official: Adam Mitchell
- Code Enforcement Clerk: Jeff Spraul

### Motion: To approve the agenda

- Dan Murphy: Motion
- Art Heyl: Second

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

### Motion: To approve the minutes (10/03/23 Public Hearing and Regular)

- Dan Murphy: Motion
- Mike Menkhus: Second

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

### Motion: To approve the annexation of 9120 Commercial Blvd and to be sent to the Board of Aldermen for approval

- Art Heyl: Motion
- Dan Murphy: Second

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





# City of Pevely

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Art Heyl: Approve  
Dan Murphy: Approve  
Mike Menkhus: Approve

**Motion: To approve the annexation of parcel 10-4.0-19.0-1-001-005.01 and to be sent to the Board of Aldermen for approval**

Mike Sullivan: Motion  
Art Heyl: Second

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

**Motion: To approve a boundary adjustment for 9120 Commercial Blvd and parcel 10-4.0-19.0-1-001-005.01 and to be sent to the Board of Aldermen for approval**

Mike Menkhus: Motion  
Steve Markus: Second

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

**Member Reports:**

Doug Groom: Absent  
Mike Sullivan: No report  
Steve Markus: No report  
Russ Shackelford: Announced this was his last meeting as commissioner and would be moving to Desoto shortly. Thanked fellow board members and said honor to serve City of Pevely  
Art Heyl: No Report  
Dan Murphy: No report  
Mike Menkhus: No report

Adam Mitchell: Thanked Russ Shackelford for service. Announced member packets would be expanded for 2024. Tablets will be available for use by members on meeting nights to review packets beginning January 2024

**Motion: To Adjourn**

Mike Menkhus: Motion  
Art Heyl: Second  
All in Favor: Aye

The meeting ended at 6:35 P.M.





# City of Pevely

401 Main Street Pevely, Missouri 63070

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Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Russ Shackelford  
Planning and Zoning Chairman



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2024-01

**APPLICATION NAME:** 1872 MT. ASH BOUNDARY ADJUSTMENT

**APPLICANT NAME:**  
Paul & Rebecca Berndt  
1872 Mt. Ash Dr  
Pevely Mo 63070

**PROPERTY OWNER NAME:** Paul & Rebecca Berndt  
1872 Mt. Ash Dr  
Pevely Mo 63070

**APPLICANT'S REQUEST:** Merge the adjoining lot (Parcel: 11-6.0-24.0-0-000-001.32) with 1872 Mt. Ash Dr to create one parcel.

**STREET ADDRESS:** 1872 Mt. Ash Dr

**SITE LOCATION:** Located within the Ancient Oaks Subdivision immediately west of the Pevely Pointe Apartments on Weier Road,

**ZONING DISTRICT:** "R-2" Medium Density Residential District

**PARCEL ID:** 11-6.0-24.0-0-000-001.32 ; 11-6.0-24.0-0-000-001.17

**TOTAL SITE AREA:** 0.75

**MEETING DATE:** January 9, 2024

**REPORT DATE:** December 14, 2023

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVAL**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately .75 acre property is currently split in two parcels, the first parcel being 0.41 acres which includes a single family, 1144 sq ft stick built home. The second parcel adjoins the first parcel and currently sits vacant.

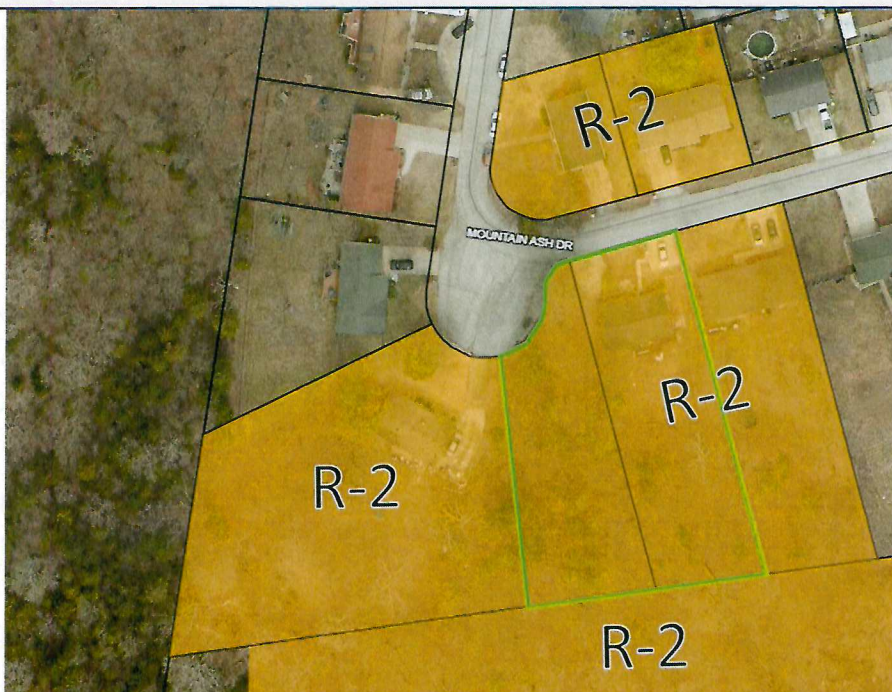
### SITE HISTORY

This site has historically been used for residential housing dating back to 1987 when the home was constructed.

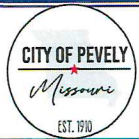
### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential Housing	R-2	Single Family Home
East	Residential Housing	R-2	Single Family Home
South	Residential Housing	R-2	Vacant
West	Residential Housing	R-2	Single Family Home

### ZONING MAP







# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant is requesting to merge the lots to better utilize their property and potentially add accessory buildings/ other uses for the property permissible in R-2. Staff's findings for how the six review criteria may be met can be summarized as follows:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion as there will be no added traffic to the area.
- Adversely affect the character of the neighborhood.
  - ◇ This will not adversely affect the character of the neighborhood as this site will no longer be vacant as the land owners would like to utilize the property.
- Substantially increase fire hazards.
  - ◇ This will not increase any fire hazard to the property or the surrounding properties.
- Adversely affect the general welfare of the community.
  - ◇ This will not adversely affect the welfare of the community.
- Overtax public utilities.
  - ◇ This will not overtax the public utilities as there will be no added utilities being used on the property.
- Be in conflict with the City's Comprehensive Plan.
  - ◇ This boundary adjustment does not conflict the Comprehensive Plan of the City of Pevely.

*Staff finds that the application is substantially consistent with review criteria.*

**FIGURE 1: SITE PHOTO**





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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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### FINDINGS AND RECOMMENDATION

#### **CONSISTENT WITH GOOD PLANNING PRACTICE**

Staff finds that the proposed boundary adjustment is consistent with good planning practice.

#### **DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT**

Staff finds that the proposed use is consistent with being developed or operated in a manner that is not detrimental to the permitted developments or uses within the district.

#### **COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA**

Staff finds that the proposed use is substantially consistent with being developed or operated in a manner that is visually compatible with the permitted development and uses in the surrounding area.

#### **ESSENTIALNESS OR DESIRABILITY TO THE CITY**

Staff finds that the proposed use is substantially consistent with being an essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed boundary adjustment is substantially consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application.

  
Adam Mitchell  
Building Official



# ATTACHMENTS

**EXHIBIT A: ZONING MAP**

**EXHIBIT B: SITE MAP**

**EXHIBIT C: SITE PHOTOS**



REPORT TO PLANNING COMMISSION  
CITY OF PEVELY

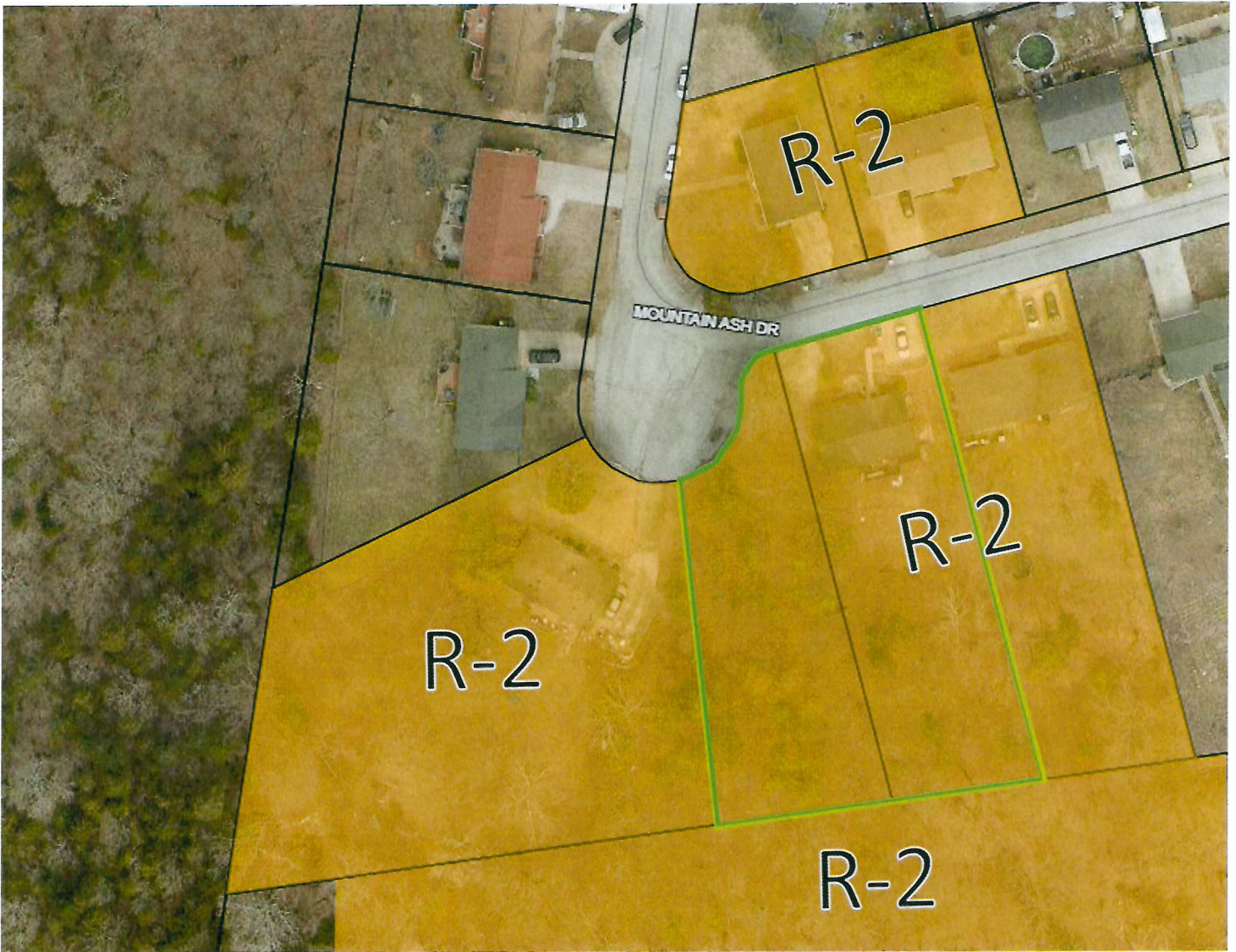


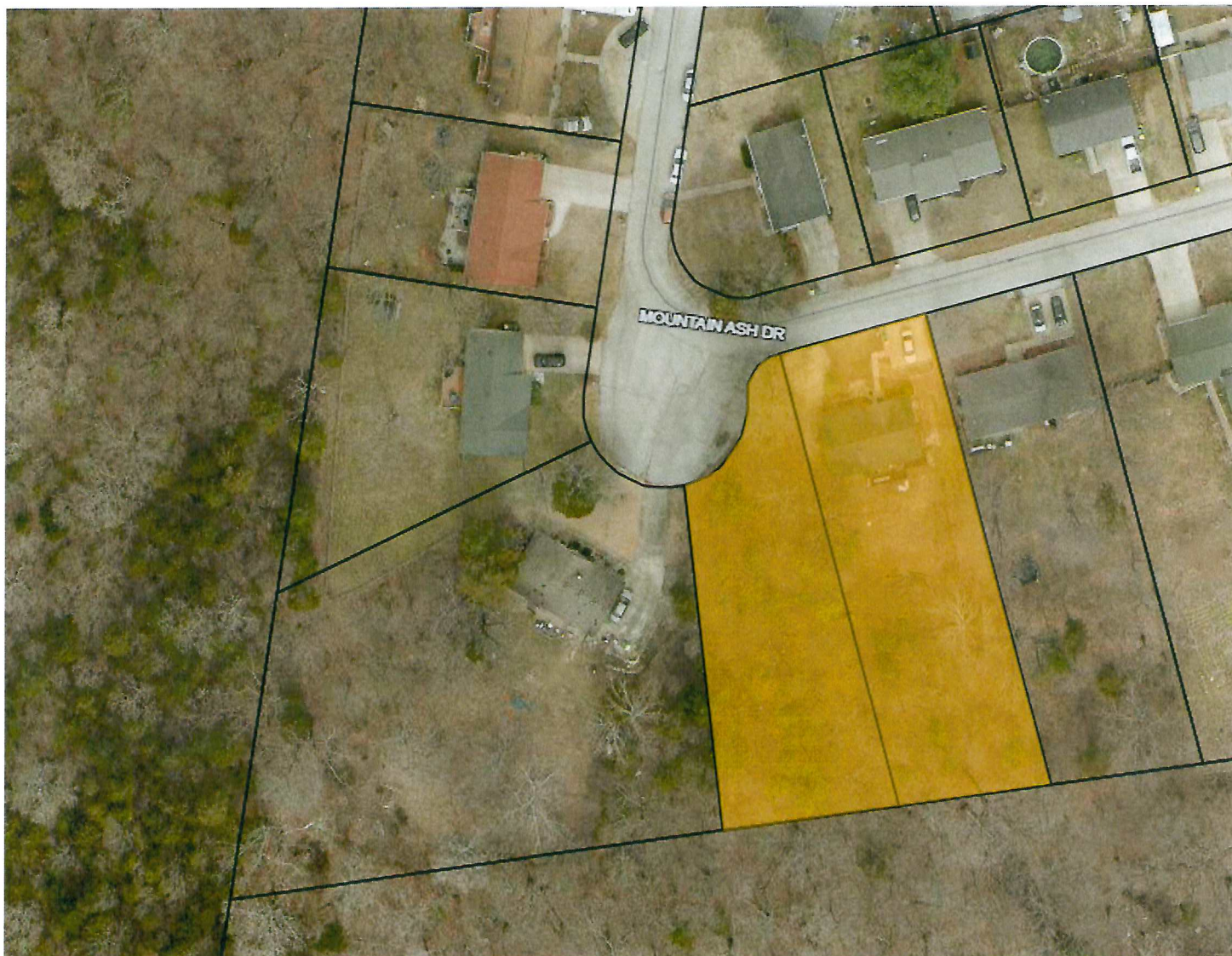
EXHIBIT A : ZONING MAP





# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



**EXHIBIT B: SITE MAP**



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



**EXHIBIT C: SITE PHOTOS (DECEMBER 2023)**





EXHIBIT C: SITE PHOTOS (DECEMBER 2023)





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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2024-02

**APPLICATION NAME:** 1702 WILLOW DR SPECIAL USE PERMIT REQUEST

**APPLICANT NAME:**  
Devon Barrett  
4674 W Rock Creek Rd  
High Ridge Mo 63049

**PROPERTY OWNER NAME:** Devon Barrett  
4674 W Rock Creek Rd  
High Ridge Mo 63049

**APPLICANT'S REQUEST:**  
To allow a mobile home to be located within a R-2 zoning

**STREET ADDRESS:** 1702 Willow Dr.

**SITE LOCATION:** Located at the entrance of the Ancient Oaks Subdivision located off of Weier Rd. This subdivision is located just west of Pevely Pointe Apartments.

**REQUESTED ZONING DISTRICT:** "R-2" Medium Density Residential District

**PARCEL ID:** 11-6.0-24.0-0-000-036

**TOTAL SITE AREA:** 0.17

**MEETING DATE:** January 9, 2024

**REPORT DATE:** December 15, 2023

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVAL**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 0.17 acre parcel is a lot located directly at the entrance of the Ancient Oaks Subdivision. This property is the first lot on the left side as you come into the subdivision. The lot currently sits vacant with surrounding lots currently holding mobile home units. The lot measures at approx.. 55 ft wide and 84 ft long.

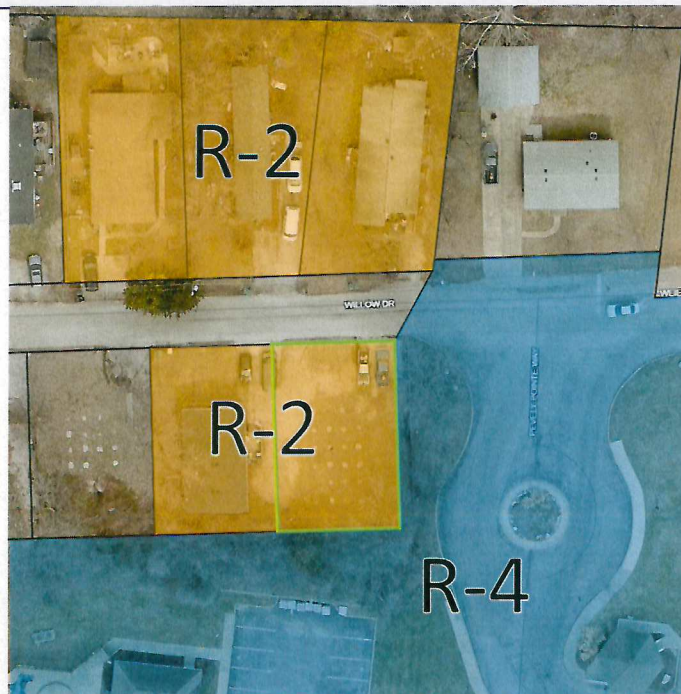
### SITE HISTORY

This site has sat vacant since December of 2010 previously holding a mobile home before vacancy. The property was included on a plat dated 1984 that was originally platted and developed as a mobile home park.

### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential Housing	R-2	Single Family Mobile Home
East	Residential Housing	R-4	Pevely Pointe Apartments
South	Residential Housing	R-4	Pevely Pointe Apartments
West	Residential Housing	R-2	Single Family Mobile Home

### ZONING MAP





### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's proposed use to place a mobile home on the property for residential use. Staff's findings for how the six review criteria may be met can be summarized as follows:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion to the subdivision as this will only be increasing the community population by one family.
- Adversely affect the character of the neighborhood.
  - ◇ This will not adversely affect the character of the neighborhood as the neighboring properties are currently home to other mobile home/ modular structures.
- Substantially increase fire hazards.
  - ◇ This will not increase any fire hazard to the property or the surrounding properties.
- Adversely affect the general welfare of the community.
  - ◇ This will not adversely affect the welfare, this will benefit the welfare of the community by utilizing a vacant lot to add new residents into the community.
- Overtax public utilities.
  - ◇ This will not overtax the public utilities as this will only be adding one unit to the systems.
- Be in conflict with the City's Comprehensive Plan.
  - ◇ This special use request does not conflict the Comprehensive Plan of the City of Pevely.

*Staff finds that the application is substantially consistent with review criteria.*

**FIGURE 1: SITE PHOTO**



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY



### FINDINGS AND RECOMMENDATION

#### **CONSISTENT WITH GOOD PLANNING PRACTICE**

Staff finds that the proposed use as a single family residential mobile home structure is consistent with good planning practice.

#### **DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT**

Staff finds that the proposed use is consistent with being developed or operated in a manner that is not detrimental to the permitted developments or uses within the district.

#### **COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA**

Staff finds that the proposed use is substantially consistent with being developed or operated in a manner that is visually compatible with the permitted development and uses in the surrounding area.

#### **ESSENTIALNESS OR DESIRABILITY TO THE CITY**

Staff finds that the proposed use is consistent with being essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed special use request is substantially consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application.

A handwritten signature in black ink, appearing to read "Adam Mitchell", is written over a horizontal line.

Adam Mitchell  
Building Official



# ATTACHMENTS

**EXHIBIT A: ZONING MAP**

**EXHIBIT B: SITE MAP**

**EXHIBIT C: SITE PHOTOS**



REPORT TO PLANNING COMMISSION  
CITY OF PEVELY

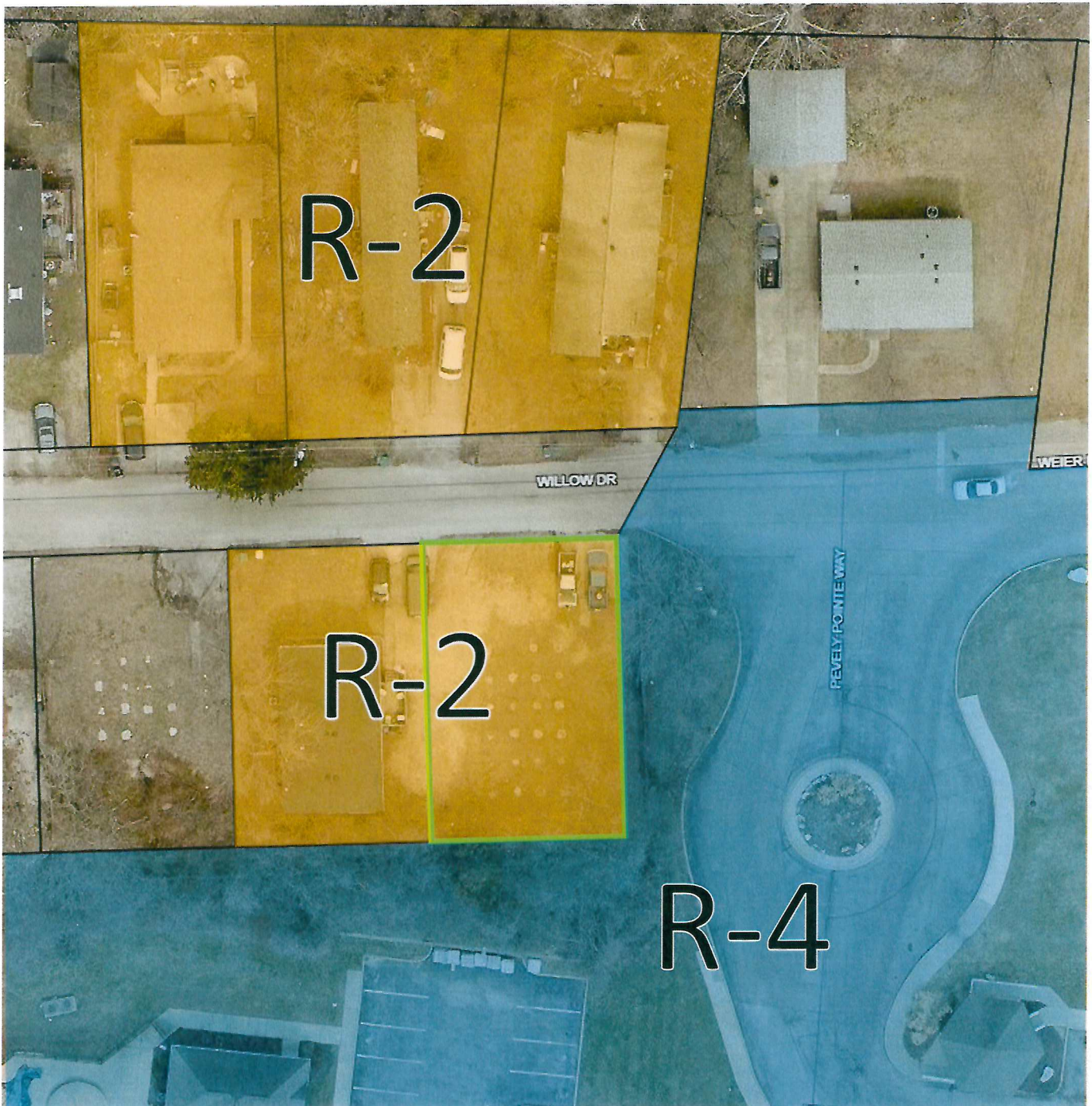


EXHIBIT A : ZONING MAP



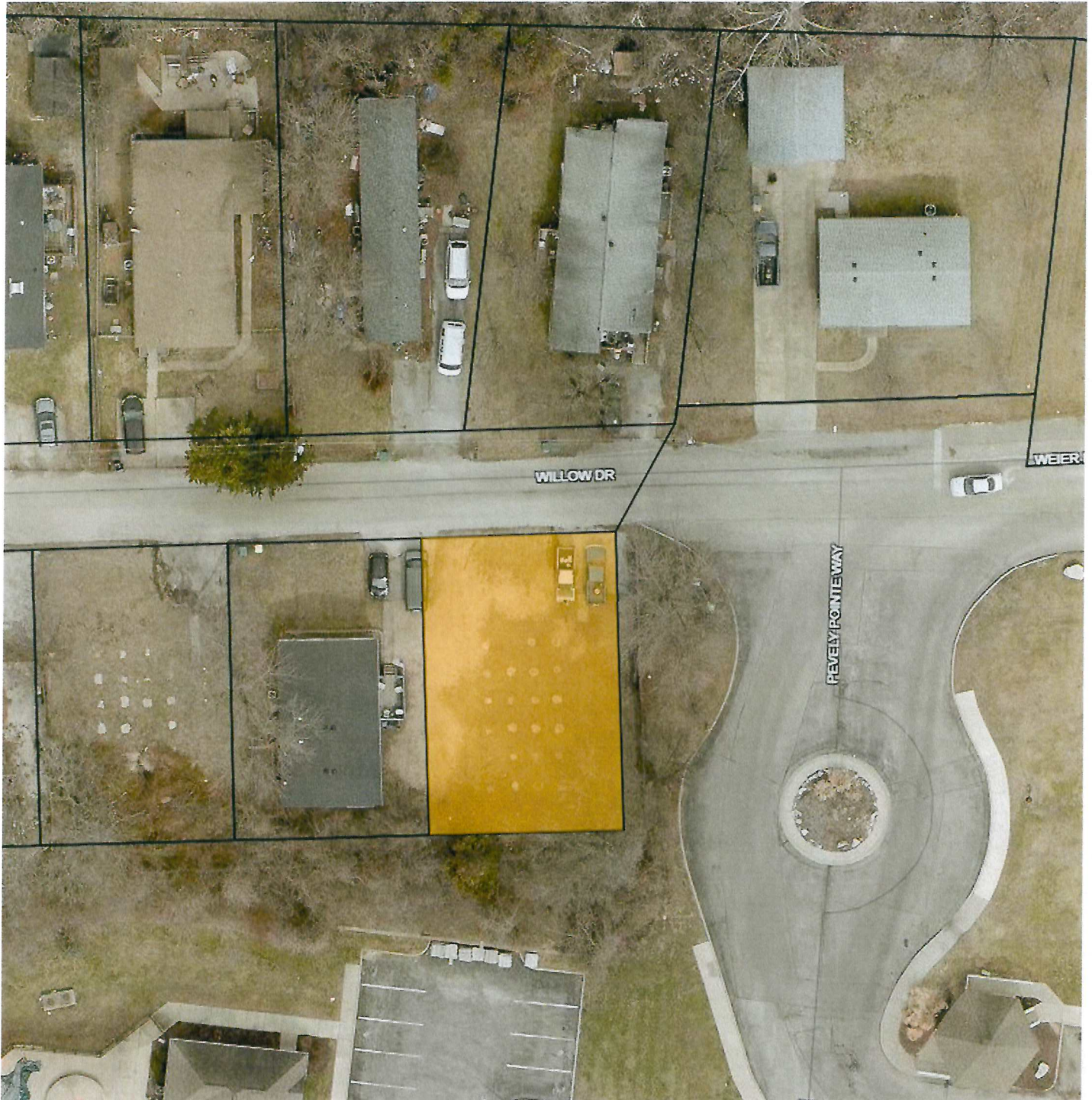


EXHIBIT B: SITE MAP



**REPORT TO PLANNING COMMISSION**  
**CITY OF PEVELY**



**STREETVIEW FROM WILLOW (DECEMBER 2023)**







# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



**SURROUNDING PROPERTIES (DECEMBER 2023)**

