



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 5:45 P.M. on May 7, 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 Public Hearing

The meeting will take place on May 7, 2024, at 5:45 P.M.

Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on May 7, 2024 at 5:45 PM, at Pevely City Hall 401 Main St. The property owners of 8652 Commercial Blvd are requesting a Special Use Permit to operate a Liquor Store 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: 5/3/2024 12:04:28 PM By: Adam Mitchell Building Official



City of Pevely

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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 May 7, 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 Public Hearing

The meeting will take place on May 7, 2024, at 6:00 P.M.

Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on May 7, 2024 at 6:00 PM, at Pevely City Hall 401 Main St. The property owners of Parcel 10401901001006 Blvd are requesting to annex their property into the city limits. 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: 5/3/2024 12:06:29 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 May 7, 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 May 7, 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: April 9, 2024

Public Hearings: April 9, 2024

6. **New Business**

Application 2024-07: 8652 Commercial Blvd Special Use Liquor Store

Application 2024-08: City of Pevely Annexation

7. **Continued Business**

8. **Member Reports**

- a. Doug Groom
- b. Mike Sullivan
- c. Alderman Markus
- d. Art Heyl
- e. Dan Murphy
- f. Rickey Johnson
- g. Casey Cottrell
- h. Chairman Menkhus

9. **Adjournment**

Posted On: 5/3/2024 12:10:40 PM By: Adam Mitchell Building Official



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Planning and Zoning Public Hearing

The meeting took place on April 9, 2024, at 5:45 P.M.

Members in attendance: Rickey Johnson, 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. The item discussed was PC-2024-05. Citizens Terri Bell asked questions and discussed concerns of a Special Use Permit request at 8290 Commercial Blvd.

A brief discussion took place.

Chairman Mike Menkhus adjourned the Public Hearing at 6:00 P.M.

Attest:

Ashton Cooke
City Clerk of Pevely, MO

Mike Menkhus
Planning and Zoning Chairman



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Planning and Zoning Public Hearing

The meeting took place on April 9, 2024, at 6:00 P.M.

Members in attendance: Rickey Johnson, 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. The item discussed was PC-2024-06. Citizens Ray Anderson and Ed Edwards Jr. asked questions and discussed concerns of a Boundary Adjustment request for 1620 St Rd Z.

A brief discussion took place.

Chairman Mike Menkhus adjourned the Public Hearing at 6:15 P.M.

Attest:

Ashton Cooke
City Clerk of Pevely, MO

Mike Menkhus
Planning and Zoning Chairman



City of Pevely

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Planning and Zoning Regular Meeting

The meeting took place on April 9, 2024, at 6:15 P.M.

A roll call vote was taken:

Chairman: Mike Menkhous: Present
Doug Groom: Absent
Mike Sullivan: Present
Steve Markus: Present
Art Heyl: Present
Dan Murphy: Present
Rickey Johnson: Present

Also Present:

Building Official: Adam Mitchell
Code Enforcement Clerk: Jeff Spraul

Motion: To approve the agenda

Art Heyl: Motion
Mike Sullivan: Second

Chairman: Mike Menkhous: Approve
Doug Groom: Absent
Mike Sullivan: Approve
Steve Markus: Approve
Art Heyl: Approve
Dan Murphy: Approve
Rickey Johnson: Approve

Motion: To approve the minutes (03/05/2024 Public Hearing and Regular)

Dan Murphy: Motion
Art Heyl: Second

Chairman: Mike Menkhous: Approve
Doug Groom: Absent
Mike Sullivan: Approve
Steve Markus: Approve
Art Heyl: Approve
Dan Murphy: Approve
Rickey Johnson: Approve

Motion: To approve PC-2024-05 8920 Commercial Blvd Special Use Permit to be sent to the Board of Aldermen for approval

Dan Murphy: Motion
Rickey Johnson: Second

Chairman: Mike Menkhous: Approve
Doug Groom: Absent
Mike Sullivan: No
Steve Markus: Approve



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Art Heyl: Approve
Dan Murphy: Approve
Rickey Johnson: Approve

Motion: To approve PC-2024-06 1620 St Rd Z Boundary Adjustment to be sent to the Board of Aldermen for approval

Mike Sullivan: Motion
Art Heyl: Second

Chairman: Mike Menkhus: Approve
Doug Groom: Absent
Mike Sullivan: Approve
Steve Markus: Approve
Art Heyl: Approve
Dan Murphy: Approve
Rickey Johnson: Approve

Member Reports:

Doug Groom: Absent
Mike Sullivan: No report
Steve Markus: No report
Art Heyl: No report.
Dan Murphy: No report
Mike Menkhus: No report
Rickey Johnson: No report

Motion: To Adjourn

Dan Murphy: Motion
Art Heyl: Second
All in Favor: Aye

The meeting ended at 6:28 P.M.

Attest:

Ashton Cooke
City Clerk of Pevely, MO

Russ Shackelford
Planning and Zoning Chairman



REPORT TO PLANNING COMMISSION

CITY OF PEVELY

APPLICATION NUMBER: 2024-07

APPLICATION NAME: 8652 COMMERCIAL BLVD SPECIAL USE LIQUOR STORE

APPLICANT NAME:

Surendra Babu Chinnam

PROPERTY OWNER NAME: PEVELY FARMS LLC
17195 NEW COLLEGE AVE
GROVER, MO63040-1100

APPLICANT'S REQUEST:

Requesting a special use permit to operate a liquor store on the property..

STREET ADDRESS: 8652 Commercial Blvd Pevely Mo 63070

SITE LOCATION:

Pevely Farms Shopping Center

ZONING DISTRICT: "B-2" High Density Business District

PARCEL ID: 10401802001022

TOTAL SITE AREA: 2.52

MEETING DATE: May 7, 2024

REPORT DATE: May 7, 2024

CASE MANAGER: Adam Mitchell

STAFF

RECOMMENDATION: **APPROVE**

REPORT TO PLANNING COMMISSION

CITY OF PEVELY



DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 2.52 acre property currently holds a 20,820 sq ft shopping center that is the home of Dollar General, Pevely Family Dentistry, Pizza Hut, State Farm and the Medicine Shoppe.

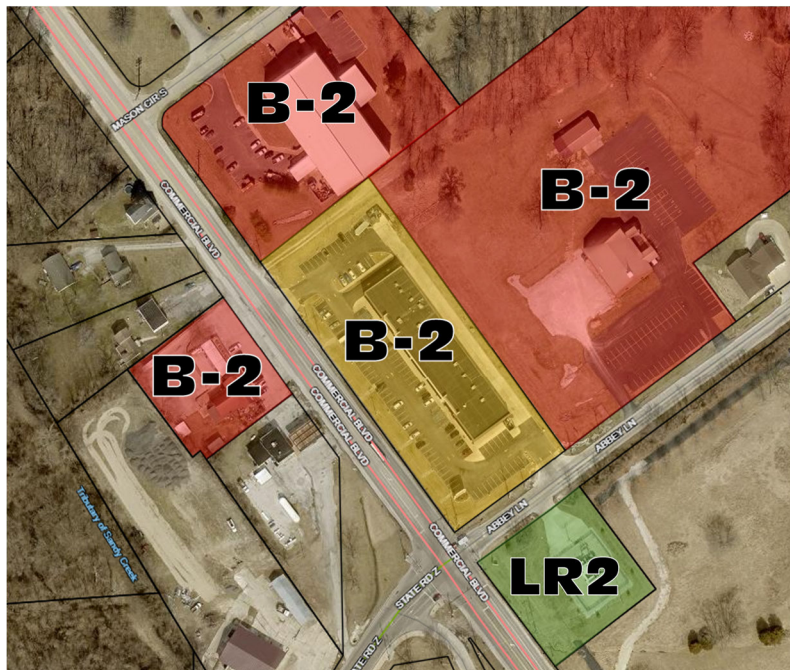
SITE HISTORY

The shopping center was constructed in 2012 and has been open since being constructed. The Dollar General currently sells alcohol.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Industrial	I-2	Orbital Energy Services
East	Commercial	B-2	First Baptist Church
South	Residential	LR2	Ameren Service Station
West	Commercial	B-2	TJ Bar and Grill

ZONING MAP





REPORT TO PLANNING COMMISSION

CITY OF PEVELY

SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's request for the special use permit to operate a liquor store will or will not:

- Substantially increase traffic hazards or congestion.
 - ◇ This will not increase any traffic hazards or congestion as there is plenty of access and parking for the property.
- Adversely affect the character of the neighborhood.
 - ◇ This will not adversely affect the character of the neighborhood as will grow the city by adding a business.
- Substantially increase fire hazards.
 - ◇ This will not substantially increase fire hazards as this will not add any additional variables to create a hazard.
- 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.

FIGURE 1: SITE PHOTO



REPORT TO PLANNING COMMISSION

CITY OF PEVELY



FINDINGS AND RECOMMENDATION

CONSISTENT WITH GOOD PLANNING PRACTICE

Staff finds that the request would be consistent with good planning practice as it will add business to the City of Pevely.

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

Staff finds that the proposed special use request will not be a detriment to permitted development and uses within the district.

COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

Staff finds that the proposed use is consistent with the surrounding area.

ESSENTIALNESS OR DESIRABILITY TO THE CITY

Staff finds that the proposed use is consistent with being essential or desirable to the City of Pevely.

RECOMMENDATION

Staff finds that the proposed request is consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends approving the application with the following requirements:

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

Adam Mitchell
Building Official



REPORT TO PLANNING COMMISSION
CITY OF PEVELY

ATTACHMENTS

EXHIBIT A: ZONING MAP

EXHIBIT B: SITE MAP

EXHIBIT C: SITE PHOTOS

REPORT TO PLANNING COMMISSION
CITY OF PEVELY

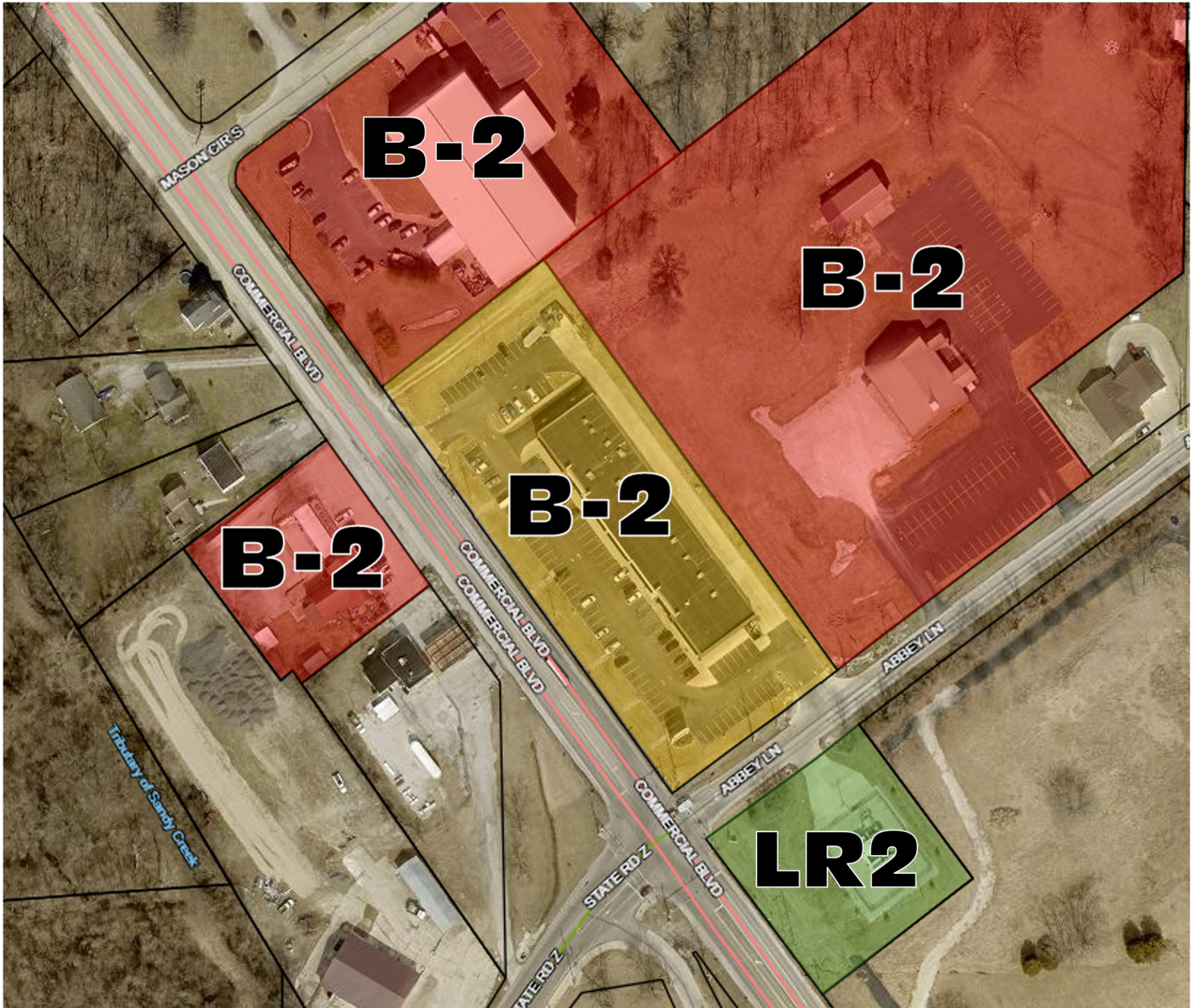


EXHIBIT A : ZONING MAP

REPORT TO PLANNING COMMISSION

CITY OF PEVELY



EXHIBIT B: SITE MAP

REPORT TO PLANNING COMMISSION

CITY OF PEVELY



EXHIBIT C: STREETVIEW FROM HWY 61/67 (OCTOBER 2022)





REPORT TO PLANNING COMMISSION

CITY OF PEVELY

APPLICATION NUMBER: 2024-08

APPLICATION NAME: CITY OF PEVELY ANNEXATION

APPLICANT NAME:
PEVELY CITY OF
401 MAIN ST
PEVELY, MO63070

PROPERTY OWNER NAME: PEVELY CITY OF
401 MAIN ST
PEVELY, MO63070

APPLICANT'S REQUEST:
Annex parcel 10401901001006 into the city limits of Pevely.

STREET ADDRESS: N/A

SITE LOCATION:
South of the Pevely Heights , adjoining the previously annexed city properties.

REQUESTED ZONING DISTRICT: "B-2" High Density Business District

PARCEL ID: 10401901001006

TOTAL SITE AREA: 4.37 Acres

MEETING DATE: May 7, 2024

REPORT DATE: May 7, 2024

CASE MANAGER: Adam Mitchell

STAFF RECOMMENDATION: **APPROVE**

REPORT TO PLANNING COMMISSION

CITY OF PEVELY



DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 4.37 acre parcel is located directly off of Hwy 61/67 at the southernmost entrance to Pevely. This site is vacant, wooded land, that adjoins 9120 Commercial Blvd.

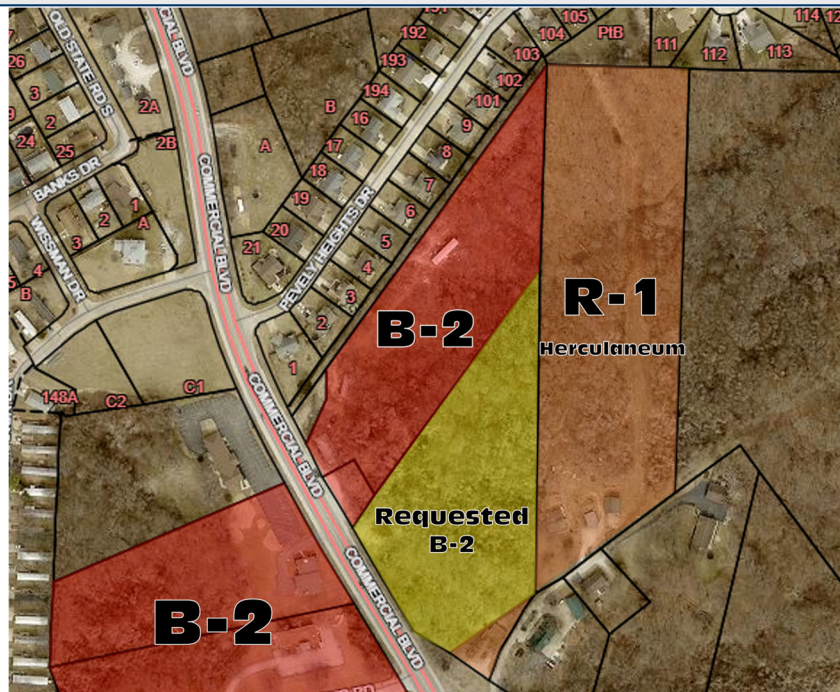
SITE HISTORY

This site has been vacant and currently sits within unincorporated Jefferson County.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial	B-2	City Dump
East	Residential	R-1	104 Joachim Ave (Herculaneum)
South	Commercial	R-1	100 Joachim Ave (Herculaneum)
West	Commercial	B-2	9133 Commercial Blvd, AT&T Station

ZONING MAP





REPORT TO PLANNING COMMISSION

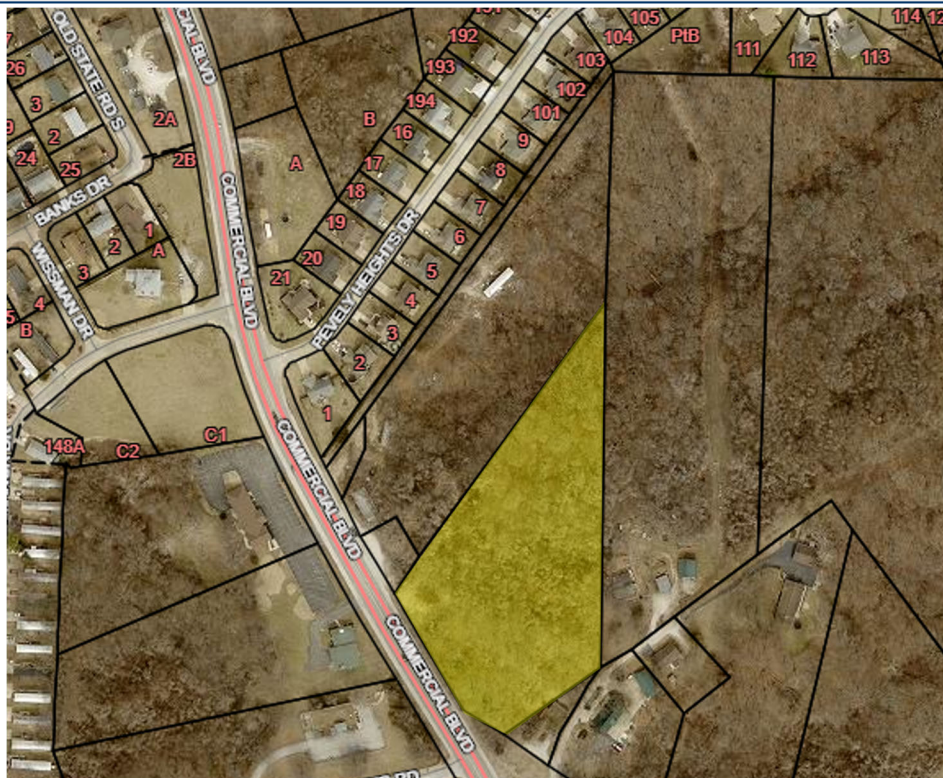
CITY OF PEVELY

SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's request for annexation will or will not:

- Substantially increase traffic hazards or congestion.
 - ◇ This will not increase any traffic hazards or congestion as there will be no added traffic to the property.
- Adversely affect the character of the neighborhood.
 - ◇ This will not adversely affect the character of the neighborhood as will grow the city limits.
- Substantially increase fire hazards.
 - ◇ This will not substantially increase fire hazards as this will continue to be vacant land.
- 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.

FIGURE 1: SITE PHOTO



REPORT TO PLANNING COMMISSION

CITY OF PEVELY



FINDINGS AND RECOMMENDATION

CONSISTENT WITH GOOD PLANNING PRACTICE

Staff finds that the annexation would be consistent with good planning practice as it will add property to the City of Pevely.

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

Staff finds that the proposed annexation request will not be a detriment to permitted development and uses within the district.

COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

Staff finds that the proposed use is consistent with the surrounding.

ESSENTIALNESS OR DESIRABILITY TO THE CITY

Staff finds that the proposed use is consistent with being essential or desirable to the City of Pevely.

RECOMMENDATION

Staff finds that the proposed request is consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends approving the application with the following requirements:

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Adam Mitchell
Building Official



REPORT TO PLANNING COMMISSION
CITY OF PEVELY

ATTACHMENTS

EXHIBIT A: ZONING MAP

EXHIBIT B: SITE MAP

EXHIBIT C: SITE PHOTOS

REPORT TO PLANNING COMMISSION
CITY OF PEVELY

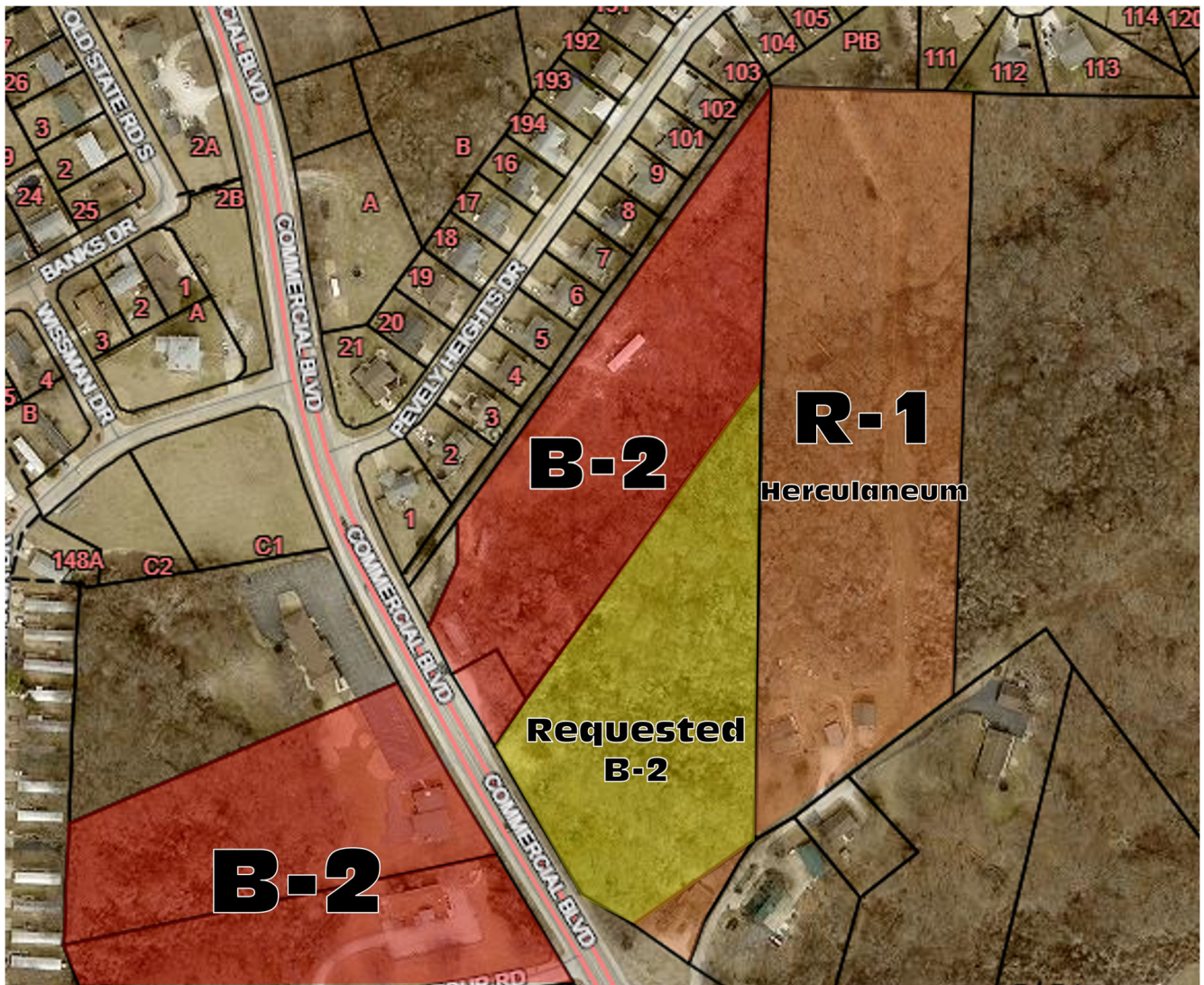


EXHIBIT A : ZONING MAP

REPORT TO PLANNING COMMISSION

CITY OF PEVELY

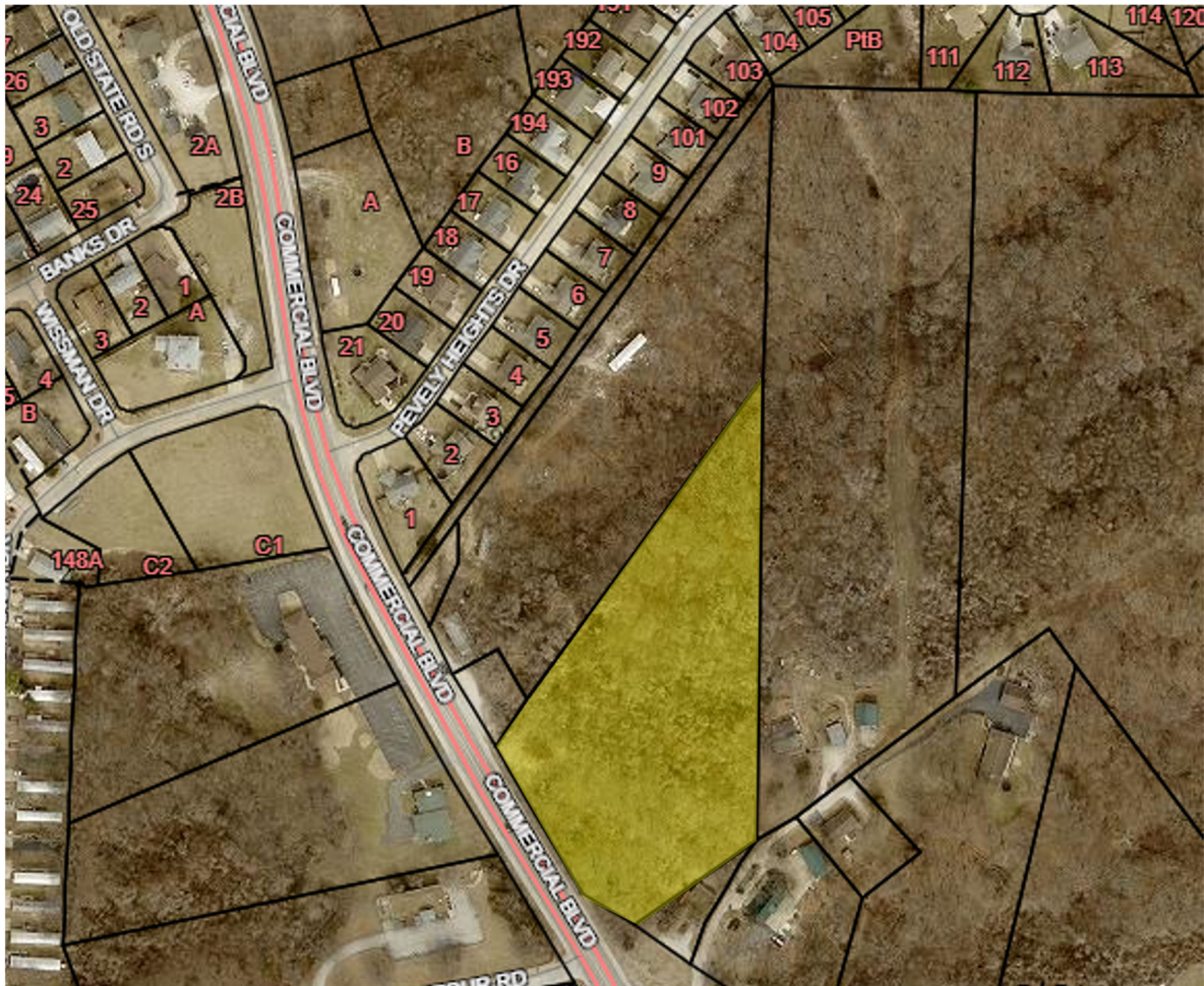


EXHIBIT B: SITE MAP

REPORT TO PLANNING COMMISSION

CITY OF PEVELY



EXHIBIT C: STREETVIEW FROM HWY 61/67 (AUGUST 2022)

