



# City of Pevely

401 Main Street Pevely, Missouri 63070

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A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:00 P.M. ON NOVEMBER 9, 2021 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 Public Hearing**

The meeting will take place on November 9, 2021 at 6:00 P.M.

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### **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 November 9, 2021 at 6:00 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 200 W Second St would like to add a chicken coop to 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.

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**Posted On: 11/4/2021 1:11:20 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 OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:15 P.M. ON NOVEMBER 9, 2021 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 Public Hearing**

The meeting will take place on November 9, 2021 at 6:15 P.M.

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### **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 November 9, 2021 at 6:15 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of Lot 50 of Forrest Lake Subdivision would like to annex their property into the City of Pevely.

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.

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**Posted On: 11/4/2021 1:12:08 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 OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 6:30 P.M. ON NOVEMBER 9, 2021 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 November 9, 2021 at 6:30 P.M.

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### Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**  
October 2021 Planning and Zoning Meeting
5. **New Business**  
200 W Second St Chicken Coop  
Lot 50 Forrest Lake Annexation  
Code Report
6. **Old Business**  
Subdivision Regulation Update  
Section 410.280 Utility and Drainage Facilities  
Section 410.440 Stormwater Drainage System
7. **Member Reports**  
Doug Groom  
Mike Sullivan  
Steve Markus  
Russ Shackelford  
Art Heyl  
Dan Murphy  
Mike Menkhus
8. **Citizen Comments**
9. **Adjournment.**

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Posted On: 11/4/2021 1:09:43 PM By: Adam Mitchell, Building Official

**PLANNING AND ZONING PUBLIC HEARING  
OCTOBER 26, 2021  
CITY OF PEVELY**

The Planning and Zoning Public Hearing was called to order at 6:00pm by Russ Shackelford.

**Public Hearing** is being held to consider the adjustment of the boundary lines of the property at 8620 Daniel Dunklin Dr.

**Tim Sampson** Owner of the Queens property is asking for the boundary line change to allow the lot to be made larger in order for the existing restaurant to rebuild and add more parking.

**Edwardo** with the Las Brisas restaurant would like to build a new building some time in 2022, and replace the present building site with additional parking spaces.

**Rex Wright**- Owner of the building at 8601 Daniel Dunklin Dr. is concerned about the present parking situation. His lot is being used for overflow parking and he would like to see that being stopped. Both Mr. Sampson and Edwardo hope that with the change of the boundary lines and larger area for parking that the issue will be resolved.

Public Hearing ended at 6:15pm

**PLANNING AND ZONING  
OCTOBER 26, 2021  
CITY OF PEVELY**

**The Planning and Zoning Meeting** was called to order at 6:15 pm by Russ Shackelford with the reciting of the Pledge of Allegiance.

**Roll Call:**

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

**Those Absent:** Mike Menkhus

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

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

**Approval of Minutes:** Russ called for a motion to approve the minutes from the September 07, 2021 meeting. Motion was made by Dan Murphy, seconded by Mike Sullivan to approve the minutes. Motion carried with all ayes and no nays.

**New Business:**

**8620 Daniel Dunklin Dr. Boundary Adjustment:**

Russ called for a motion to adjust the boundary. Motion was made by Doug Groom to approve the boundary adjustment, seconded by Dan Murphy. Motion carried with all ayes and no nays.

**Driveway Permit Timeframe Discussion:**

Adam would like to see a change to the present ordinance, he feels that a three (3) month timeframe should be put in place for the completion of a new driveway.

Doug was concerned at this time with supplies hard to get in that time frame that this might be difficult for residents. Possible extensions if needed to get supplies.

Adam will work on a change to the ordinance to submit to the board.

**CODE REPORT:  
September 2021**

**PERMIT REPORT  
September 2021**

**Grass, weeds, Other Vegetation**

- Total Violations 15
- Resolved 15

**Vehicles**

- Total Violations 7
- Resolved 4
- Not Resolved 1

**Yard Parking**

- Total Violations 8
- Resolved 8

**Dilapidated Fence**

- Total Violations 1
- Resolved 1

**Garbage**

- Total Violations 3
- Resolved 2
- Not Resolved 1

**Total Violations 34**

Occupancy	22
Shed	2
New Building	1
Deck	3
Mobile Home	1
Demolition	1
New Home	1
Driveway	6
Fence	3
Telephone Pole	1

**Old Business:**

**Subdivision Regulations Update**

Adam gave an update on the subdivision ordinance changes for section 410.280 and 410.440

Bob Sweeney the cities attorney is still working on the changes.

**Members Reports:**

No members reported

**Citizen Comments:**

No citizen comments

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

Motion carried to close meeting with all ayes and no nays.

Meeting closed at 6:29pm

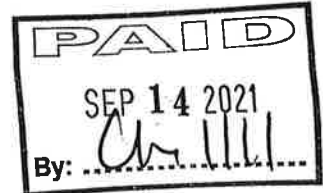
Submitted by:

Approved by:

\_\_\_\_\_  
Art Heyl, Secretary

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

  
\_\_\_\_\_  
Maggie Doenges, Secretary



\$100.00

**PLANNING & ZONING APPLICATION**

CITY OF PEVELY, MO  
401 MAIN ST.  
PEVELY, MO 63070  
636-475-4452

(Please Print)

Date 8-11-2021

Name Matthew D Deem

Address 200 West 2nd St.

Pevely Mo 63070

Boundary Adjustment \_\_\_\_\_

(\$100.00)

Code Change Request \_\_\_\_\_

Sketch Plan \_\_\_\_\_

Lot Consolidate \_\_\_\_\_

Rezoning \_\_\_\_\_

(\$100.00)

Special Use Permit

(\$100.00 + \$2.00 per lot)

PRD/PBD/PID \_\_\_\_\_

(\$100.00 + \$2.00 per lot)

Business Approval \_\_\_\_\_

Phone # 314-598-0545 Cell Phone # \_\_\_\_\_

Current Property Zone \_\_\_\_\_ (Change to?) \_\_\_\_\_

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

Number of Acres: \_\_\_\_\_ Present use of property: \_\_\_\_\_

Describe your request to chickens

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

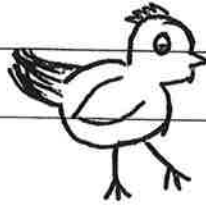
Signature of Person Desiring Hearing

**\*\*Attach plans or drawings of any new construction associated with proposal.**

How will it be a benefit to the neighborhood and community? \_\_\_\_\_

they are cute

See photo



x 6

Property Address: \_\_\_\_\_

Property description (location, lot, subdivision, etc.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name & Address of Legal Property Owner

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is Transfer of Ownership dependent on Commission Action? Yes \_\_\_\_\_ No \_\_\_\_\_

Have there been prior applications for action on this property? Yes \_\_\_\_\_ No \_\_\_\_\_

Adjoining Property Owners (Special Use & Rezoning Permit Only)

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**\*\*Attach legal description and/or plat of property.**

**Attach scale plat of tract(s) including: boundary dimensions, adjoining streets and alleys, present improvements, intended improvements, adjoining & cornering property lines and owners and their zoning, addressed & stamped envelopes for all abutting property owners subject to notification of public hearing.**



PETITION FOR ANNEXATION

PETITION REQUESTING ANNEXATION TO THE CITY OF PEVELY

I the undersigned, TODD MOORE, hereinafter referred to as petitioner, for my petition to the Board of Aldermen of the City of Pevely, Missouri state and allege as follows:

1. That I, TODD MOORE the owner of all fee interests of record in the real estate in Jefferson County, Missouri, described as follows to wit:

A tract of land located in:

LOT 50 FOREST LAKE SUBDIVISION  
2219 VALLEY VIEW DR  
ISARNHART MO

2. That the said real estate is not now a part of any incorporated municipality.
3. That said real estate is contiguous to the corporate limits of the City of Pevely, Missouri.
4. I request that the said real estate be annexed to, and be included within, the corporate limits of the City of Pevely, Missouri, as a R-1 Zoning District, as authorized by the provisions of Section 71.012, RSMo.
5. That I, TODD MOORE, the petitioner request that the Board of Aldermen of the City of Pevely cause the required notice to be published, and to conduct the public hearing required by law, and to thereafter adopt an ordinance extending the limits of the City of Pevely to include the above described real estate.

Dated this 17<sup>th</sup> day of APRIL, 2010.

/s/ Todd Moore

STATE OF MISSOURI )  
 )SS  
COUNTY OF JEFFERSON )

On this 17<sup>th</sup> of April, 2021 before me personally appeared, Brianna Jones to be known, to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires 2/28/25.



BRIANNA JONES  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
COUNTY OF JEFFERSON  
COMMISSION #21922900  
My Commission Expires: February 28, 2025