



City of Pevely

401 Main Street Pevely, Missouri 63070

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 JANUARY 4, 2022 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 Public Hearing

The meeting will take place on January 4, 2022 at 6:00 P.M.

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 January 4, 2022 at 6:00 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of parcels: 1160130000009507, 1160130000009504, 1160130000009502, and 1160130000009502 would like to rezone their properties.

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.

Posted On: 12/16/2021 10:47:34 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 OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 6:15 P.M. ON JANUARY 4, 2022, 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 January 4, 2022, at 6:15 P.M.

Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**
December 2021 Planning and Zoning Meeting
5. **New Business**
Jet Metals Rezoning
Code Report
6. **Old Business**
Driveway Permit Time Frame
7. **Member Reports**
Doug Groom
Mike Sullivan
Steve Markus
Russ Shackelford
Art Heyl
Dan Murphy
Mike Menkhus
8. **Citizen Comments**
9. **Adjournment.**

Posted On: 12/17/2021 2:26:43 PM By: Adam Mitchell, Building Official

**PLANNING AND ZONING PUBLIC HEARING
DECEMBER 07, 2021
CITY OF PEVELY**

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

Public Hearing is being held to discuss the property owners of Lot 51 Forrest Lake Subdivision application for boundary adjustment to their property.

Adam Mitchell said the owners would like to make the boundary adjustment to build a residential building on the property.

James Tarbet property owner of Lot 41 inquired about the division of property in the subdivision, and wanted more information about the purpose of the adjustment.

Don Menkhus property owner of Lot 51 spoke as to the purpose of the adjustment to build a home on his lot.

Public Hearing closed at 6:15pm by Russ Shackelford.

**PLANNING AND ZONING
DECEMBER 07, 2021
CITY OF PEVELY**

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

Roll call:

Those Present: Mike Sullivan, Art Heyl, Russ Shackelford, Dan Murphy and Mike Menkhus.

Those Absent: Doug Groom and Steve Markus.

City Employees: Adam Mitchell and Adam Schmidt.

Absent: Maggie Doenges.

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

Approval of Minutes: Russ called for a motion to approve the Minutes from November 09, 2021. **Motion** to approve was made by Mike Sullivan, seconded by Mike Menkhus. Motion carried with all ayes and no nays.

New Business:

Remove Article VI Chickens from City Code Section 215.010 Update.

Russ called for a Motion to approve the update to Section 215.010. **Motion** was made by Mike Sullivan, seconded by Art Heyl. Motion carried with all ayes and no nays.

Forrest Lake Subdivision Boundary Adjustment:

Russ called for a motion on the Boundary Adjustment. Motion was made by Mike Sullivan to approve the adjustment, seconded by Dan Murphy. Motion carried with all ayes and no nays.

Update Section 500.060 Building permit fees:

Russ called for a motion to approve the section 500.060 fee update.

Motion was made by Mike Sullivan, seconded by Dan Murphy to approve the update. Motion carried with all ayes and no nays.

Code Report:

Grass

- Total Violations 1
- Resolved 0
- Not Resolved 1

Vehicles

- Total Violations 15
- Resolved 7
- Not Resolved 8
- Forward to PD 1

Garbage

- Total Violations 1
- Resolved 1

Yard Parking

- Total Violations 2
- Resolved 2

Total Violations 19

Permits:

Occupancy	16
Solar Panels	1
Driveway	1
New Building	1
Fence	1
Sewer Lateral	1
Electrical	4
Sign	1

Total Permits 26

Old Business:

Subdivision Regulations Update and Driveway Permit time frame:

Adam advised the Board that these revisions would take place when the codes were all being updated.

Motion was made by Art Heyl to table the Update and the driveway permit, seconded by Dan Murphy. Motion carried with all ayes and no nays.

Members Reports:

None

Citizen Comments:

Don Menkhus spoke on the current set back lines. He feels that they should be looked into to be more competitive with other areas. He would like to see them change from 10' to 5'. He would like to see it be made standard in the code book.

Motion was made by Mike Menkhus, seconded by Russ Shackelford to close the meeting.

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

Meeting closed at 6:32pm

Submitted by:

Approved by:

Art Heyl, secretary

Russ Shackelford, Board Chair



PLANNING & ZONING APPLICATION

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

PAID
NOV 23 2021
By Ch 1597
\$150⁰⁰

(Please Print)

Date 11/12/2021

Name JETT Acquisitions

Address 1550 Herculaneum

Herculaneum MO
63048

Boundary Adjustment _____
(\$100.00)

Code Change Request _____

Sketch Plan _____

Lot Consolidate _____

Rezoning X

~~(\$100.00)~~ 150⁰⁰

Special Use Permit _____

(\$100.00 + \$2.00 per lot)

PRD/PBD/PID _____

(\$100.00 + \$2.00 per lot)

Business Approval _____

Phone # 636-638-1150 Cell Phone # 314-713-1647

Current Property Zone Commercial (Change to?) Light Industrial

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: 12.2 Present use of property: Lot

Describe your request _____

Rezoning From commercial to light industrial

RYAN HUCKELDT

[Signature]
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? creates job opportunities and tax revenue.

Property Address: NO ADDRESS yet. below lots AND Document No.
LOTS 3-7 : 14-16 Doc no 020044286
LOTS 1-14 Doc No 020044286 / LOTS 15-24 Doc No 020044286

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

NORTHWEST CORNER OF WEIER ROAD AND
LYNNWOOD DRIVE. Block II-8.96 acres : 3.22^{Acres} Block III

Name & Address of Legal Property Owner
CADWALLADER FARMS LLC

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)

Heizer Aerospace 8750 Pevely INDUSTRIAL DR.

United Engineering 8800 Pevely INDUSTRIAL DR.

****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.