



# 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 APRIL 12, 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 April 12, 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 April 12, 2022 at 6:00 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 1230 Abbey Lane are requesting a special use permit for their property to operate a RV Campground on the 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.

---

**Posted On: 4/8/2022 12:24:22 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 OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 6:15 P.M. ON April 12, 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 April 12, 2022, at 6:15 P.M.

---

### Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**  
March 29, 2022 Planning and Zoning Meeting
5. **New Business**  
1230 Oak Valley RV Campground Special Use  
Code Report
6. **Old Business**
7. **Member Reports**  
Doug Groom  
Mike Sullivan  
Steve Markus  
Russ Shackelford  
Art Heyl  
Dan Murphy  
Mike Menkhus
8. **Citizen Comments**
9. **Adjournment.**

Posted On: 4/8/2022 12:30:41 PM By: Adam Mitchell, Building Official

**PLANNING AND ZONING PUBLIC HEARING  
MARCH 29, 2022  
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 discuss the request of the property owners of 8773 Commercial Blvd to obtain a special use permit for their property to operate an amusement center on the property.

**Anthony (Tony) Dunn** spoke on behalf of the proposed amusement center to be named Pirate Pete's.

Tony plans to use the space for an arcade, laser tag and party center. At this time, he will have 3 party rooms to rent for private gatherings as well as general admission into the game center. He will have week day and weekend hours from Wednesday through Sunday. With a possibility of Monday and Tuesday for private gatherings.

Tony and his partner have an existing business at this time that is similar to what will be in this space. He and his partner plan to employ 7-8 employees.

Possible opening will be April 05, if all the permitting process is finalized.

**Public Hearing ended at 6:17pm**

**PLANNING AND ZONING  
MARCH 29, 2022  
CITY OF PEVLEY**

**The Planning and Zoning** meeting was called to order by Russ Shackelford at 6:30pm with the reciting of the Pledge of Allegiance.

**Roll Call:**

**Those Present:** Doug Groom, Mike Sullivan, Art Heyl, Russ Shackelford, Dan Murphy, Steve Markus, and 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 Dan Murphy to accept the agenda, 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 the March 08, 2022 meeting. **Motion** was made to approve the minutes by Dan Murphy, seconded by Art Heyl. **Motion** carried with all ayes and no nays.

**New Business:**

**8773 Commercial Blvd. Special Use Pirate Pete's Amusement Center**

Russ called for a motion to approve the special use request be sent to BOA for consideration.

**Motion** was made by Dan Murphy to approve the request be sent of BOA, seconded by Doug Groom. **Motion** carried with all ayes and no nays.

Request will be reviewed at BOA April 04, 2022 meeting.

**Permit Report:**

**February 2022**

Occupancy	14
Remodel	02
Electric	01
Shed	01
<b>Total permits</b>	<b>18</b>

**Old Business:**

The next P&Z meeting will be held on April 12, 2022

**Members Reports:**

**Doug Groom** none

**Mike Sullivan** none

**Russ Shackelford** none

**Art Heyl** Wanted update on the status of Auto Repair Shop on Z Hwy, Adam has sent to PD. Has the Junk Yard business on Commercial been told to erect a fence. Adam said the permit has been applied for and work will commence soon.

**Dan Murphy** none

**Steve Markus** none

**Mike Menkhus** none

**Citizens Comments:**

None

Russ called for a motion to close the meeting.

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


**Motion** carried with all ayes and no nays.

**Meeting closed at 6:36**

**Submitted by:**

---

**Art Heyl, Secretary**



---

**Maggie Doenges, Secretary**

**Approved by:**

---

**Russ Shackelford, Board Chair**



# PLANNING AND ZONING APPLICATION

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

Applicant: Tauqueer Haider Date: March 9, 2022

Address: 12128 Gravois Road, St. Louis MO 63127 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: Riverside Fairways Property Management LLC

Address: 12128 Gravois Road St. Louis, MO 63127

Phone Number: ( ) \_\_\_\_\_

## Request:

Create a 70 pad recreational vehicle (RV) park within the existing Oak Valley Golf Course and Resort with pull thru sites and utility hookups.

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

Adding business to the community will encourage a vibrant City and expand the tax base

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



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

\$\_\_\_\_\_ Application

\$\_\_\_\_\_ Mailing Fee (# of Notifications\* \_\_\_\_\_ x \$2.50)

\$ 220<sup>00</sup> 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.

Tanzim Shaha  
Signature

3/11/22  
Date



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.

Tauqueer Haider  
Applicant's Signature

3-11-28  
Date

I, Tauqueer Haider, am the owner of the attached referenced property and do hereby give my permission to Dan Govero 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.

Tauqueer Haider  
Owner's Signature

3-11-28  
Date



## Adam Mitchell

---

**From:** Laura Jones <laura@rljonesproperties.com>  
**Sent:** Friday, March 18, 2022 10:10 AM  
**To:** Adam Mitchell  
**Cc:** Main  
**Subject:** RV Campground - 1230 Abbey Lane, Pevely, MO

Adam,

I am not available to make the public hearing for the proposed RV campground near the golf course but I wanted to send you a notice to let you know that we are in favor of the special use permit to allow the RV campground. We believe this will be a good benefit for the community and could benefit several of the tenants in our center, Pevely Farms Shopping Center. We hope this gets approved! Please let me know if you need any from us on our end.

Best,

### Laura Jones

RL Jones Properties | 17195 New College Ave, Wildwood, MO 63040

office: (636) 287-2700

mobile: (314) 420-9334

fax: (636) 287-2703

email: [laura@rljonesproperties.com](mailto:laura@rljonesproperties.com)

web: [www.rljonesproperties.com](http://www.rljonesproperties.com)

 Please consider the environment before printing this email.

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.





