



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 DECEMBER 6, 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 December 6, 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 December 6, 2022 at 6:00 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 601 Old St S are requesting a plat approval.

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: 11/29/2022 12:41:03 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. DECEMBER 6, 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 December 6, 2022, at 6:15 P.M.

Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**
October 4, 2022 Public Hearing
October 4, 2022 Meeting
5. **New Business**
601 Old St S Plat Approval
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: 11/29/2022 12:35:17 PM By: Adam Mitchell, Building Official

**PLANNING AND ZONING PUBLIC HEARING
OCTOBER 04, 2022
CITY OF PEVELY**

The Planning and Zoning Public Hearing was called to order at 5:45pm by Russ Shackelford.

Roll call:

Those Present: Doug Groom, Mike Sullivan, Russ Shackelford, Steve Markus, Mike Menkhus

City Employees: Maggie Doenges.

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

Approval of minutes Public Hearing: Russ called for a motion to approve the minutes of the Public Hearing held on September 13, 2022. **Motion** made by Steve Markus, seconded by Mike Menkhus. **Motion** carried with all ayes and no nays.

Public Hearing: is being held to discuss the property at 7939 Metropolitan Blvd. The owners of the property are requesting a special use permit to operate a Self-Storage Facility on their property.

Damon Drumm-owner of the property spoke to the board to request the special use permit. He had previously proposed a building at this property that was not feasible, so he is asking the board to consider his new proposal to build a storage facility on his site.

Carol Onest-spoke for Govero Land Service as to the plans for the property and the benefits of their plan.

Art Goldberg-resident at a neighboring property stood in opposition due to the proximity to residential properties.

Randy Stires- owner of adjoining property spoke to his opposition to the plan.

Mark Lay- adjacent property owner apposed the plan in a residential area.

Public Hearing closed at 6:03pm by Russ Shackelford

**PLANNING AND ZONING
OCTOBER 04, 2022
CITY OF PEVELY**

The Planning and Zoning meeting was called to order with the reciting of the Pledge of Allegiance at 6:10pm by Russ Shackelford.

Roll call:

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

City Employees: Maggie Doenges

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

Approval of Minutes: Russ called for an approval of the minutes of the September 13, 2022, meeting. **Motion** was made by Art Heyl, seconded by Dan Murphy. **Motion** carried with all ayes and no nays.

New Business:

7939 Metropolitan Blvd. Storage Facility Special Use Permit.

Russ called for a motion to approve the special use permit for 7939 Metropolitan Blvd.

Motion was made by Mike Sullivan, seconded by Doug Groom. **Motion** failed with a vote of 0 ayes, and 7 nays.

Old Business: none

Members Reports: none

Citizen Comments:

Art Goldberg thanked the board for listening to his comments about the special use permit.

Russ called for a motion to adjourn the meeting. **Motion** to close was made by Dan Murphy, seconded by Doug Groom.

Motion carried with all ayes and no nays.

Meeting closed at 6:15pm

Submitted by:

Submitted by:

Approved by:

Art Heyl, Secretary

Maggie Doenges, Secretary

Russ Shackelford, Board Chair



PLANNING AND ZONING APPLICATION

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

Applicant: Thomas N Karnes II Date: Oct 31 2022
Address: 601 Old State Rd S Phone Number: (314) 603 1464
Subject Property Address: 601 Old State Rd S
Current Property Zoning: res Current Property Use: res
Adjoining Property Zoning: North: X South: East: West:
Property Acreage: Current Property Use: residential
Are you the owner of the property? Yes

If not please list the owner's information:

Owner Name: Address:
Phone Number: ()

Request: add to property for future room addition

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



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)
\$ _____ 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.

Monika Karns

Signature

Oct 31 2022

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.

Thomas N. Karnes

Applicant's Signature

Oct 31 2022

Date

I, Thomas N. Karnes, am the owner of the attached referenced property and do hereby give my permission to myself 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.

Thomas N. Karnes

Owner's Signature

Oct 31 2022

Date

(AREA ABOVE LINE FOR RECORDERS OFFICE USE ONLY)

TITLE OF THE DOCUMENT: **QUIT CLAIM DEED**

DATE OF THE DOCUMENT: 31st October, 2022

ALL GRANTORS' NAMES: Complete Housing, LLC

ALL GRANTORS, ADDRESSES: 4051 Stoney Creek Dr. Barnhart, MO 63012

GRANTORS' DEED RECORDING: Deed Document #2016R-021641

GRANTEE'S NAME: Complete Housing, LLC

ADDRESS OF PROPERTY: 776 Pinson Ct. Pevely, MO 63070

COUNTY LOCATOR NUMBER: 1040180400500202

MUNICIPALITY: Pevely, Missouri

LEGAL DESCRIPTION OF THE PROPERTY: All of Lot 7A of Cha-Bern Terrace Lots 7A and 7B
Plat Document #2022P-_____

QUIT CLAIM DEED

THIS DEED, Made and entered into this 28 day of October, 2022 by and between **Complete Housing, LLC**, (Grantor), party of the first part, and **Complete Housing, LLC**, (Grantee), party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these present **REMISE, RELEASE AND FOREVER QUIT CLAIM** unto the said party of the second part, the following described Real Estate, situated in the County of **Jefferson**, and State of Missouri, to-wit:

All of Lot 7A of Cha-Bern Terrace Lots 7A and 7B, a subdivision recorded as Plat Document Number 2022P-_____.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to the heirs and assigns of such party forever. So that neither the said parties of the first part, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.



Chad Moody, Registered Agent

State of Missouri :
 : SS
County of Jefferson :

On this 30 day of October, 2022, before me personally appeared Chad Moody, a registered agent of Complete Housing L. L. C., a limited liability company to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Crystal Lake, the day and year first above written.

[Signature]
Notary Public
[Signature]
Name Printed

My Commission expires June 20, 2026

