



# City of Pevely

401 Main Street Pevely, Missouri 63070

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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 5:45 P.M. on March 5, 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.

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## Planning and Zoning Commission Public Hearing

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

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on March 5, 2024 at 5:45 PM, at Pevely City Hall 401 Main St. The property owners of 8290 Commercial Blvd, Pevely Mo 63070 are requesting to rezone the property to I-2 (Heavy Industrial). 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.

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**Posted On: 3/1/2024 9:36:32 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 Commission of the City of Pevely, Missouri will conduct its regularly scheduled meeting at 6:15 P.M. on March 5, 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 March 5, 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: January 9, 2024

Public Hearings: January 9, 2024

6. **New Business**

New Member Introductions

Application 2024-03: 8920 Commercial Blvd Rezoning

Application 2024-04: 1952 Hwy Z Special Use Permit Request

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: 3/1/2024 9:59:52 AM By: Adam Mitchell Building Official

636-475-4452

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636-475-4116 (fax)

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[www.cityofpevely.org](http://www.cityofpevely.org)



# City of Pevely

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## Planning and Zoning Commission Public Hearing

The meeting will take place on March 5, 2024, at 6:00 P.M.

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on March 5, 2024 at 6:00 PM, at Pevely City Hall 401 Main St. The property owners of 1952 Hwy Z are requesting a special use permit to operate an auto body repair shop 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.

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**Posted On: 3/1/2024 9:38:19 AM    By: Adam Mitchell Building Official**



# City of Pevely

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A public notice is hereby given that the Planning and Zoning Board of the City of Pevely, Missouri will conduct its regularly scheduled meeting at 6:15 P.M. on January 09, 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 Regular Meeting**

The meeting took place on January 09, 2024, at 6:15 P.M.

A roll call vote was taken:

Acting Chairman: Art Heyl: Present

Doug Groom: Present

Mike Sullivan: Present

Steve Markus: Present

Dan Murphy: Present

Mike Menkhus: Present

Also Present:

Building Official: Adam Mitchell

Code Enforcement Clerk: Jeff Spraul

### **Motion: To approve the agenda with amendment adding new Chairman Election**

Mike Sullivan: Motion

Dan Murphy: Second

Acting Chairman Art Heyl: Approve

Doug Groom: Approve

Mike Sullivan: Approve

Steve Markus: Approve

Dan Murphy: Approve

Mike Menkhus: Approve

### **Motion: To discuss Chairman vacancy and nominate a new Planning and Zoning Chairman**

Mike Sullivan: Motion

Dan Murphy: Second

Acting Chairman Art Heyl: Approve

Doug Groom: Approve

Mike Sullivan: Approve

Steve Markus: Approve

Dan Murphy: Approve

Mike Menkhus: Approve

### **Motion: To consent to approve Mike Menkhus as the new Chairman of Planning and Zoning Committee and to be sent to the Board of Aldermen for approval:**

The motion carried by unanimous consent

### **Motion: to approve the Regular Session and Public Hearing from November 14, 2023**

Dan Murphy: Motion

Doug Groom: Second

Acting Chairman Art Heyl: Approve

Doug Groom: Approve



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Mike Sullivan: Approve  
Steve Markus: Approve  
Dan Murphy: Approve  
Mike Menkhus: Approve

**Motion: to approve PC-2024-01 regarding the request for a boundary adjustment at 1872 Mt. Ash**

Dan Murphy: Motion  
Doug Groom: Second

Acting Chairman Art Heyl: Approve  
Doug Groom: Approve  
Mike Sullivan: Approve  
Steve Markus: Approve  
Dan Murphy: Approve  
Mike Menkhus: Approve

**Motion: to approve PC-2024-02 for a Special Use Permit at 1702 Willow**

Dan Murphy: Motion  
Mike Menkhus: Second

Acting Chairman Art Heyl: Approve  
Doug Groom: Approve  
Mike Sullivan: Approve  
Steve Markus: Approve  
Dan Murphy: Approve  
Mike Menkhus: Approve

**Member Reports:**

Doug Groom: No report  
Mike Sullivan: No report  
Steve Markus: presented artist rendering for street project on Abbey Lane. Says city requested grant of 1.3 million dollars.  
Art Heyl: No report  
Dan Murphy: No report  
Mike Menkhus: No report

**Motion: To Adjourn**

Dan Murphy: Motion  
Doug Groom: Second  
All in Favor: Aye

The meeting ended at 6:24 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Art Heyl  
Acting Planning and Zoning Chairman



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## Planning and Zoning Public Hearing

The meeting took place on January 09, 2024, at 5:45 P.M.

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Members in attendance: Mike Sullivan, Steve Markus, Art Heyl, Dan Murphy, Doug Groom, 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 project was listed as PC-2024-01 for a boundary adjustment. There was no comment from the public during the allotted time of 15 minutes.

A brief discussion took place.

Acting Chairman Art Heyl adjourned the Public Hearing at 6:00 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Art Heyl  
Acting Planning and Zoning Chairman



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## Planning and Zoning Public Hearing

The meeting took place on January 09, 2024, at 6:00 P.M.

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Members in attendance: Mike Sullivan, Steve Markus, Art Heyl, Dan Murphy, Doug Groom, 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 project was listed as PC-2024-02 for a Special Use request for 1702 Willow. Devon Barrett, Heather Lewis, and Larry Palmer spoke in favor of the request.

A brief discussion took place.

Acting Chairman Art Heyl adjourned the Public Hearing at 6:15 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Art Heyl  
Acting Planning and Zoning Chairman



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2024-03

**APPLICATION NAME:** 8920 COMMERCIAL BLVD REZONING

**APPLICANT NAME:**  
Opal F. Bell  
8920 Commercial Blvd  
Pevely MO 63070

**PROPERTY OWNER NAME:** Opal F. Bell  
8920 Commercial Blvd  
Pevely MO 63070

**APPLICANT'S REQUEST:**  
A request to rezone the property to I-2 Zoning (Industrial 2)

**STREET ADDRESS:** 8920 Commercial Blvd

**SITE LOCATION:** Directly west of the Vineyards at Bushberg

**REQUESTED ZONING DISTRICT:** "I-2" Heavy Industrial District Regulations

**PARCEL ID:** 10-3.0-07.0-0-000-002

**TOTAL SITE AREA:** 2.9

**MEETING DATE:** March 5, 2024

**REPORT DATE:** February 29, 2024

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **Deny**



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 2.9 acre parcel is located directly off of Hwy 61/67 with approximately 513 ft of Hwy frontage currently zoned B-2. The parcel is located just west of the Vineyards at Bushberg subdivision. The property has a 7500 sq foot warehouse building located on the property with gravel parking area.

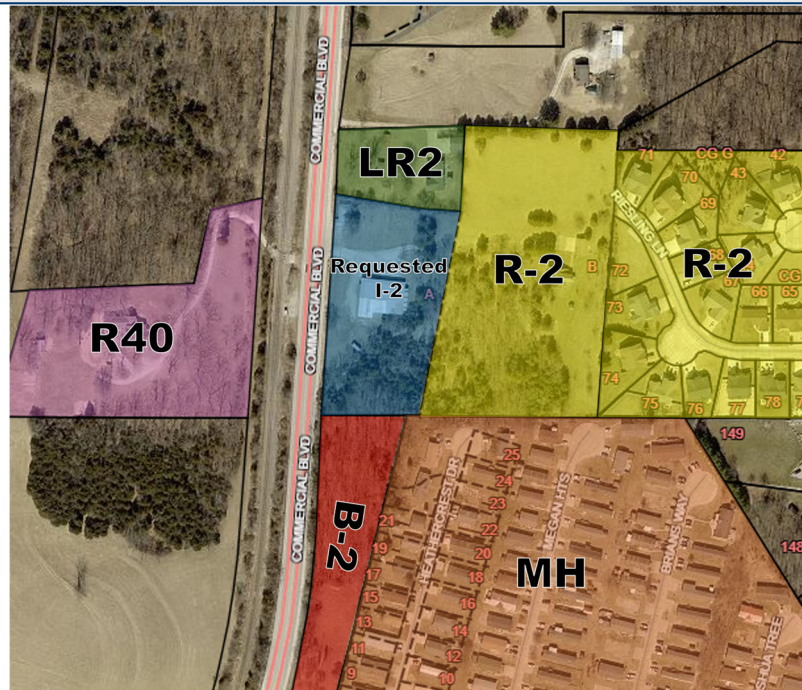
### SITE HISTORY

This site has been previously used as an auction house and church facility. This property was annexed into the Pevely city limits in 2021. The property previously was 8.81 acres. In 2022 the property owners subdivided the property into two parcels one being zoned B-2 and the other rear parcel being zoned R-2.

### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	LR2	Large Lot Residential Unincorporated
East	Residential	R-2	Residential Housing
South	Residential/Vacant	MH/B-2	Mason Woods Mobile Homes/ Vacant B-2
West	Residential	R40	Single Family Residential Unincorporated

### ZONING MAP





# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's proposed use is for a moving company to use the lot for vehicle storage and the building for office space:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion as there will be very little traffic into the property.
- Adversely affect the character of the neighborhood.
  - ◇ This will adversely affect the character of the neighborhood as this site if rezoned could potentially be used for a large variety of businesses that would not be suitable to be surrounded by residential housing.
- Substantially increase fire hazards.
  - ◇ This will substantially increase the potential to increase fire hazards as I-2 Zoning allows businesses such as factories that would/could use combustible materials in their operation.
- 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**



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY



### FINDINGS AND RECOMMENDATION

#### **CONSISTENT WITH GOOD PLANNING PRACTICE**

Staff finds that the rezoning would not be consistent with good planning practice as it would be zoning a parcel within a residential area to be industrial.

#### **DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT**

Staff finds that the proposed rezoning would be detrimental to the permitted development as the zoning would permit uses that would be un-desirable to the community if placed in a residentially zoned area.

#### **COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA**

Staff finds that the proposed use is inconsistent with the surrounding uses as the zoning surrounding the property is resident and commercial business.

#### **ESSENTIALNESS OR DESIRABILITY TO THE CITY**

Staff finds that the proposed use is inconsistent with being an essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed annexation is inconsistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends denying the application.

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

Adam Mitchell  
Building Official



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**REPORT TO PLANNING COMMISSION**  
**CITY OF PEVELY**

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# ATTACHMENTS

**EXHIBIT A: ZONING MAP**

**EXHIBIT B: SITE MAP**

**EXHIBIT C: SITE PHOTOS**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

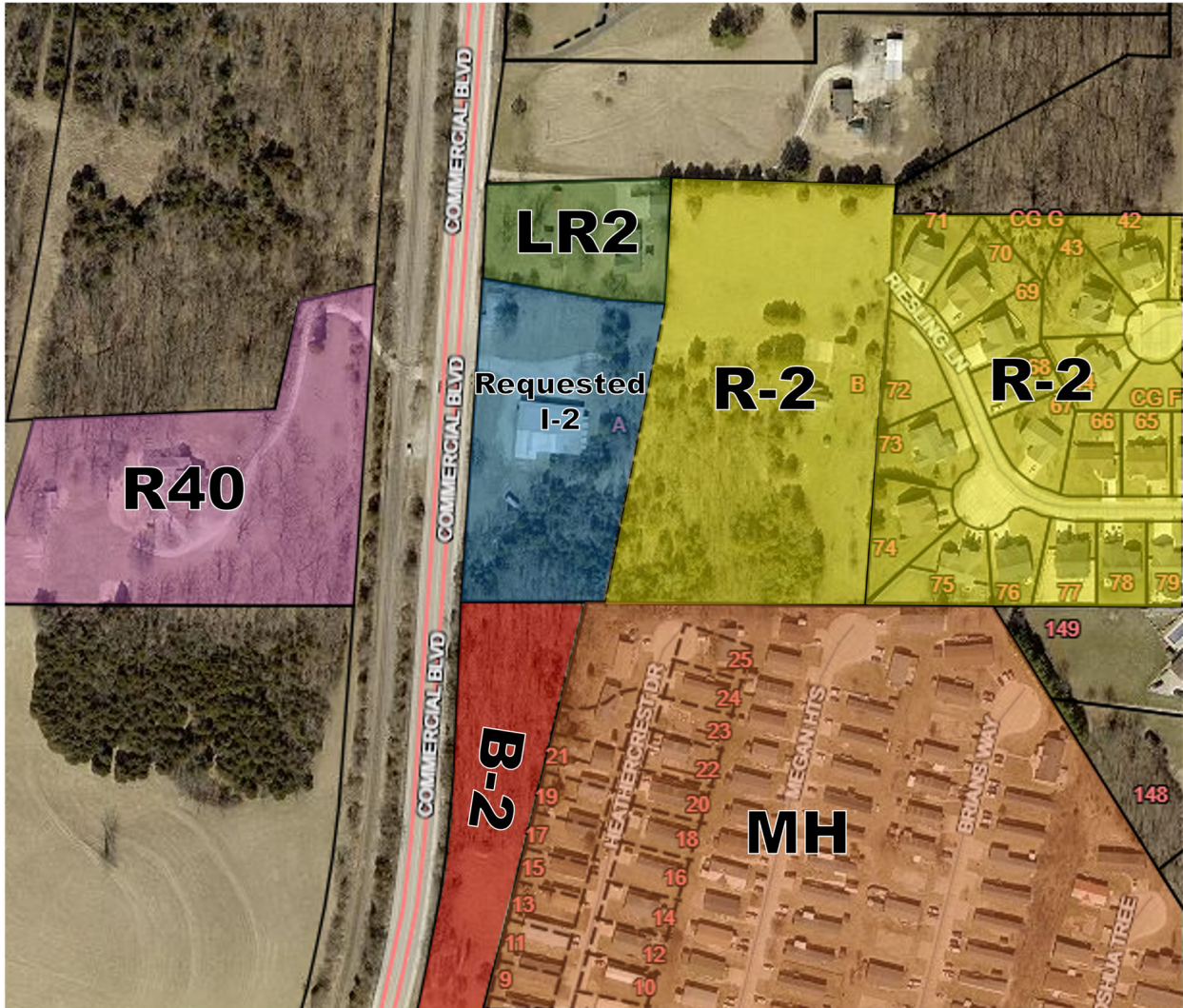


EXHIBIT A : ZONING MAP

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



EXHIBIT B: SITE MAP

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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**STREETVIEW FROM HWY 61/67 (AUGUST 2022)**



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2024-04

**APPLICATION NAME:** 1952 HWY Z SPECIAL USE REQUEST

**APPLICANT NAME:**  
Carl Renshaw  
1952 Hwy Z  
Pevely MO 63070

**PROPERTY OWNER NAME:** Carl Renshaw  
1952 Hwy Z  
Pevely MO 63070

**APPLICANT'S REQUEST:** A request for a special use permit to operate a automotive shop out of the property.

**STREET ADDRESS:** 1952 Hwy Z Pevely Mo 63070

**SITE LOCATION:** Just east of the Dunklin Fire Department approximately half a mile west on Hwy Z from Metropolitan Blvd.

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

**PARCEL ID:** 11-6.0-13.0-0-000-036

**TOTAL SITE AREA:** 1.5

**MEETING DATE:** March 5, 2024

**REPORT DATE:** February 29, 2024

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVAL**



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 1.5 acre property is currently zoned B-2 with a grandfathered 1412 Sq Ft residential dwelling located on the property. There is an accessory workshop in the rear yard. The property has an existing gravel driveway directly off of Hwy Z.

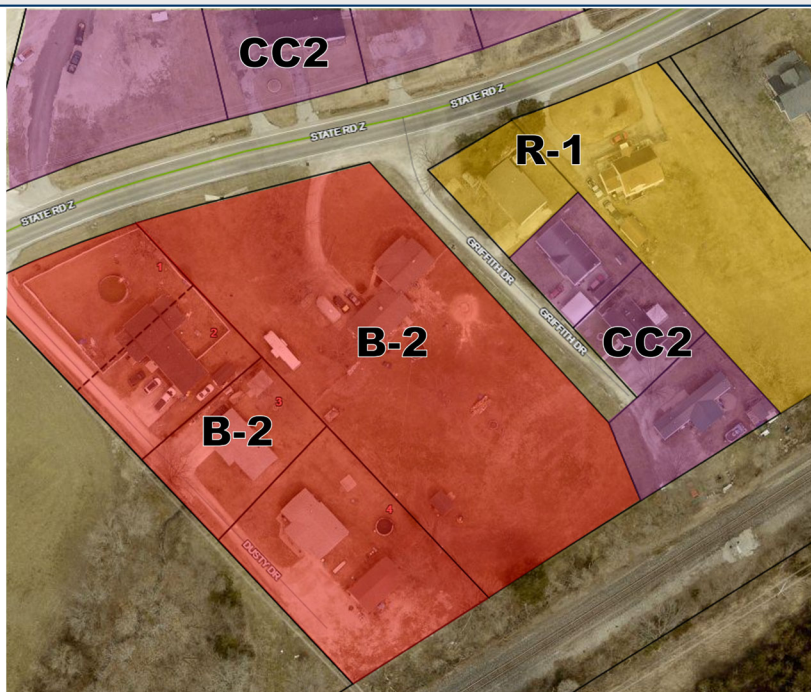
### SITE HISTORY

This site has been occupied by a residential home dating back to 1960. In 2022 a permit was granted to build an accessory building in the rear yard of the home to be used for a work shop.

### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Grandfathered Residential	CC2	Residential Housing Unincorporated
East	Grandfathered Residential	CC2 & R-1	Residential Housing Partly Unincorporated
South	Railroad	-	No Comment
West	Grandfathered Residential	B-2	Residential Housing

### ZONING MAP



**CC2 is  
Jefferson  
County, Not  
in Pevely  
city limits.**



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's proposed use is for an automotive shop to be operated out of the property:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion as there will be very little traffic into the property.
- Adversely affect the character of the neighborhood.
  - ◇ This will not adversely affect the character of the neighborhood.
- Substantially increase fire hazards.
  - ◇ This will not increase any fire hazard to the property or the surrounding properties.
- Adversely affect the general welfare of the community.
  - ◇ This will not adversely affect the welfare.
- Overtax public utilities.
  - ◇ This will not overtax the public utilities as there are no utilities being used on the property.

*Staff finds that the application is substantially consistent with review criteria.*

**FIGURE 1: SITE PHOTO**



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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### FINDINGS AND RECOMMENDATION

#### **CONSISTENT WITH GOOD PLANNING PRACTICE**

Staff finds that the special use permit would be consistent with good planning practice.

#### **DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT**

Staff finds that the proposed use is consistent with being developed or operated in a manner that is not detrimental to the permitted developments or uses within the district.

#### **COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA**

Staff finds that the proposed use is substantially consistent with the surrounding properties as they are zoned similar or the same.

#### **ESSENTIALNESS OR DESIRABILITY TO THE CITY**

Staff finds that the proposed use is desirable to the city as it will bring a new business to the city without causing any stress or issues to current city operations.

#### **RECOMMENDATION**

Staff finds that the requested special use permit request is consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application with the following conditions:

- Hours of operation must be no earlier than 8 a.m. and close no later than 8 p.m.
- Screening shall be installed to prevent any business operation from being visible from neighboring properties or the street.
- There shall be no more than 4 customer vehicles stored on the property at any given time.
- The gravel driveway must become a hard surfaced drive within 6 months of permit issuance.

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

Adam Mitchell  
Building Official



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**REPORT TO PLANNING COMMISSION**  
**CITY OF PEVELY**

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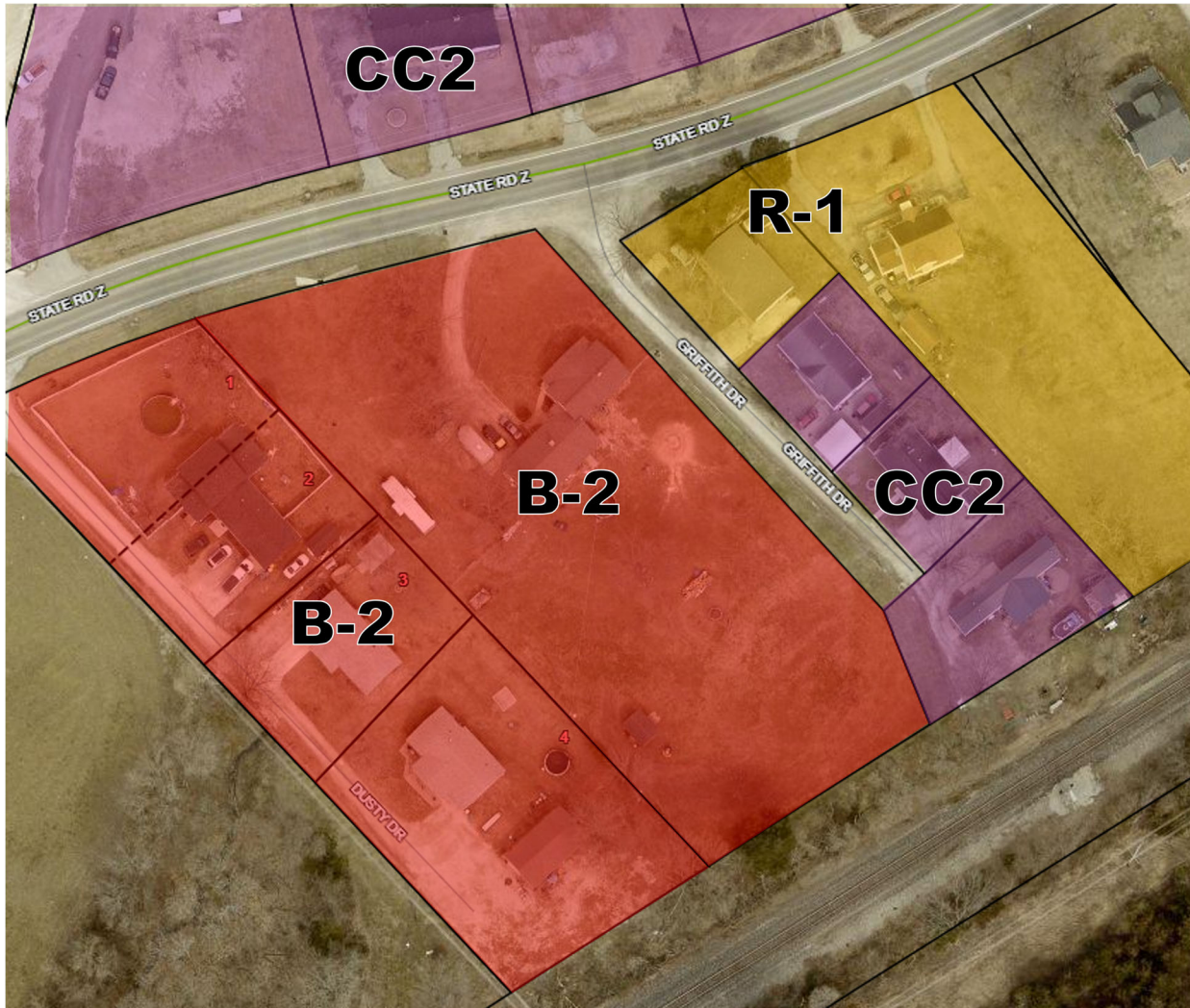
# ATTACHMENTS

**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



**STREETVIEW FROM HWY Z (AUGUST 2022)**



**STREETVIEW FROM HWY Z (AUGUST 2022)**