



# 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 April 9, 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 April 9, 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 April 9, 2024 at 5:45 PM, at Pevely City Hall 401 Main St. The property owners of 8920 Commercial Blvd are requesting a Special Use Permit to operate a Moving Company 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: 4/4/2024 8:41:34 AM    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 Commission of the City of Pevely, Missouri will conduct a Public Hearing at 6:00 P.M. on April 9, 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 April 9, 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 April 9, 2024 at 6:00 PM, at Pevely City Hall 401 Main St. The property owners of 1620 State Road Z are requesting a Boundary Adjustment to merge/divide multiple lots. 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: 4/4/2024 8:41:04 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 April 9, 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 April 9, 2024, at 6:15 P.M.

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### **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: March 5, 2024

Public Hearings: March 5, 2024

### **6. New Business**

Application 2024-05: 8920 Commercial Blvd Special Use Permit Request

Application 2024-06: 1620 State Rd Z Boundary Adjustment

### **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**

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**Posted On: 4/4/2024 8:40:31 AM    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 Board of the City of Pevely, Missouri will conduct a Public Hearing at 5:45 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 Public Hearing

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

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Members in attendance: Mike Sullivan, Dan Murphy, Doug Groom, Ricky Johnson, Art Heyl, and Mike Menkhus.

Also Present: Adam Mitchell, Jeff Spraul

Building Official Adam Mitchell informed the board of the request submitted to the board for project PC-2024-03 Commercial Blvd rezoning. The floor was opened to the public for comments. Multiple members of the public made comments at the podium to the board regarding the issue.

A brief discussion took place.

Chairman Mike Menkhus adjourned the Public Hearing at 6:01 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Mike Menkhus  
Planning and Zoning Chairman



# City of Pevely

401 Main Street Pevely, Missouri 63070

A public notice is hereby given that the Planning and Zoning Board of the City of Pevely, Missouri will conduct a Public Hearing at 6:00 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 Public Hearing

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

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Members in attendance: Mike Sullivan, Dan Murphy, Doug Groom, Steve Markhus, Ricky Johnson, Art Heyl, and Mike Menkhus.

Also Present: Adam Mitchell, Jeff Spraul

Building Official Adam Mitchell informed the board of the request submitted to the board for project PC-2024-04 1952 Hwy Z Special Use permit. The floor was opened to the public for comments. Multiple members of the public made comments at the podium to the board regarding the issue.

A brief discussion took place.

Chairman Mike Menkhus adjourned the Public Hearing at 6:30 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO

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Mike Menkhus  
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:** 2024-05

**APPLICATION NAME:** 8920 COMMERCIAL BLVD SPECIAL USE PERMIT REQUEST

**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:** Requesting a special use permit to operate a moving company out of the front building zoned B-2.

**STREET ADDRESS:** 8920 Commercial Blvd

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

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

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

**TOTAL SITE AREA:** 2.9

**MEETING DATE:** April 9, 2024

**REPORT DATE:** April 3, 2024

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVE**

# 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.

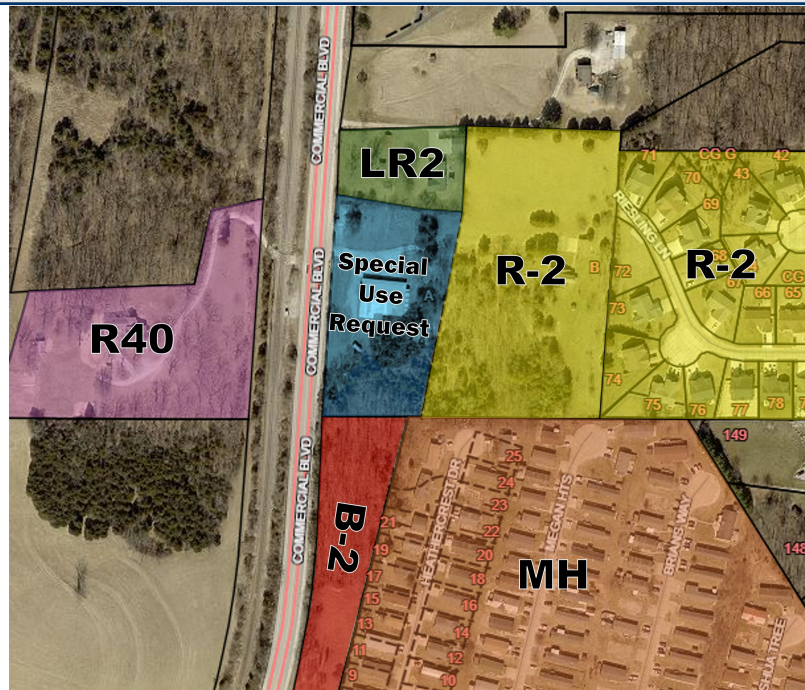
### SITE HISTORY

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 not adversely affect the character of the neighborhood as this business will not create any added nuisances to the area.
- Substantially increase fire hazards.
  - ◇ This will not substantially increase fire hazards as there will not be any added components to substantially increase the possibility of a fire.
- 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 be consistent with good planning practice as it will add a business to a currently vacant property, and will not create any issues to the community.

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

Staff finds that the proposed special use request will not be a detriment to permitted development and uses within the district.

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

Staff finds that the proposed use is consistent with the surrounding uses as there are adjoining properties zoned B-2.

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

Staff finds that the proposed use is consistent with being essential or desirable to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed special use permit request is consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends approving the application with the following requirements:

- The entire parking lot must be changed from gravel to a hard surface,
- The properties must be connected to public sewer,
- The rear, residentially zoned property, must not be used for any portion of the business operations

A handwritten signature in black ink, appearing to read "Adam Mitchell", 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

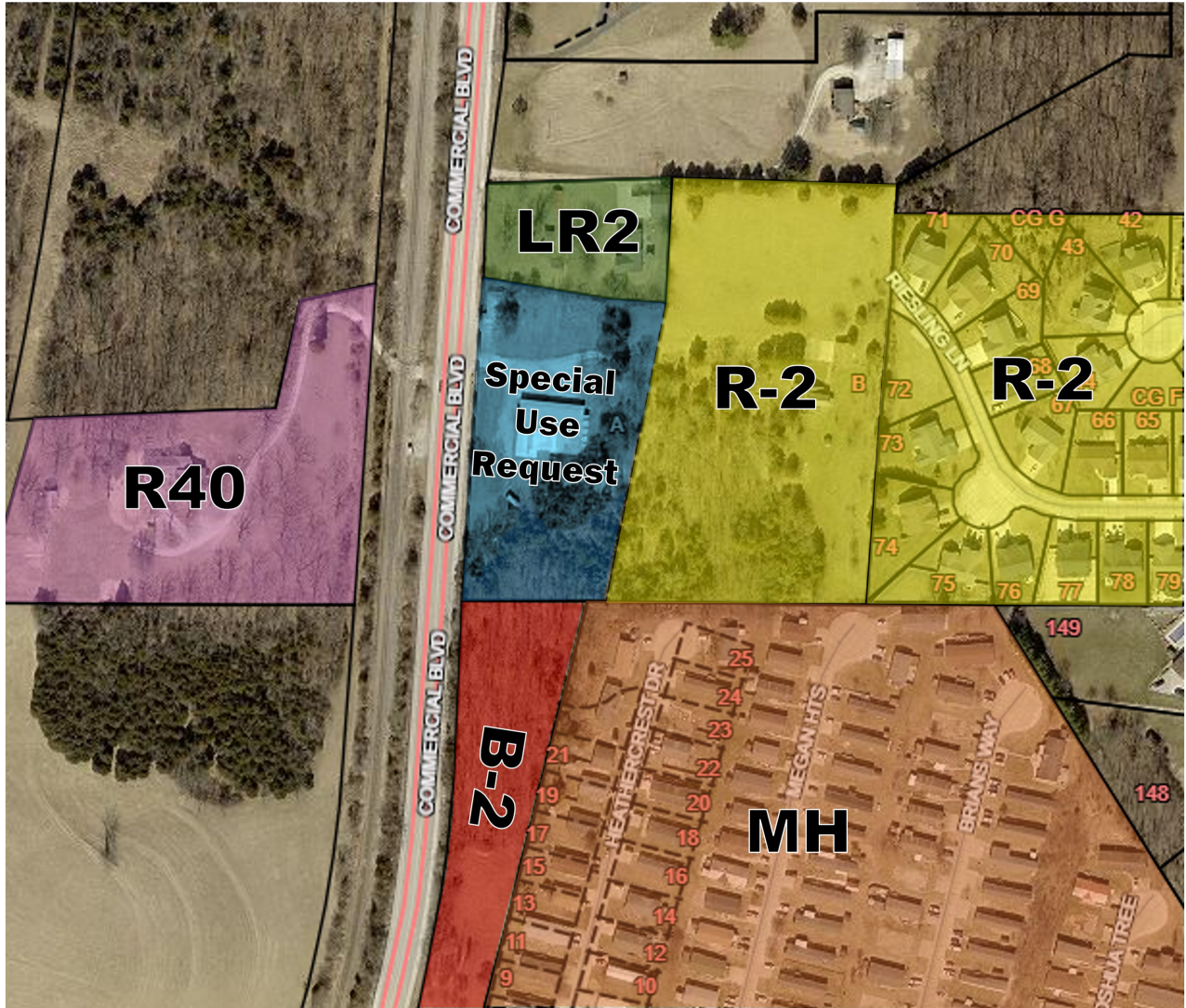


EXHIBIT A : ZONING MAP



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



EXHIBIT B: SITE MAP

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



STREETVIEW FROM HWY 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:** 2024-06

**APPLICATION NAME:** 1620 STATE RD Z BOUNDARY ADJUSTMENT

**APPLICANT NAME:**  
PEVELY CITY OF  
401 MAIN ST  
PEVELY, MO63070

**PROPERTY OWNER NAME:** PEVELY CITY OF  
401 MAIN ST  
PEVELY, MO63070

**APPLICANT'S REQUEST:** Requesting a plat approval to merge three lots into one parcel, then divide the one parcel into two parcels.

**STREET ADDRESS:** 1620 State Rd Z Pevely Mo 63070

**SITE LOCATION:** Directly south of the Gannon Square Plaza.

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

**PARCEL ID:** 10-4.0-18.0-2-002-012, 10-4.0-18.0-2-002-013,  
10-4.0-18.0-2-002-014

**TOTAL SITE AREA:** 1.8 Acres

**MEETING DATE:** April 9, 2024

**REPORT DATE:** April 3, 2024

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVE**

# 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.

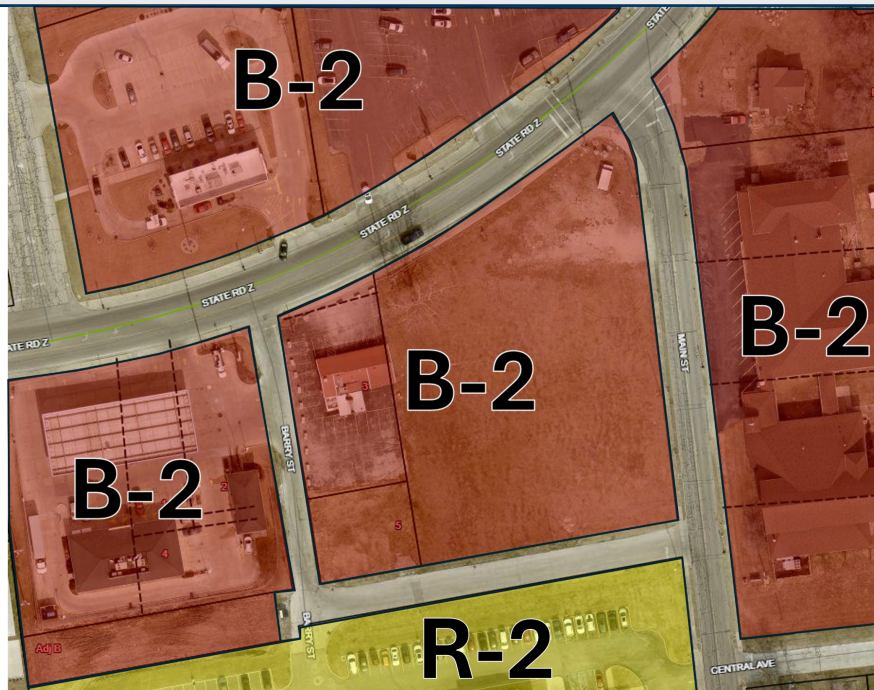
### SITE HISTORY

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	Commercial	B-2	Gannon Square (Save-a-lot Center)
East	Commercial	B-2	Mobile On The Run
South	Residential	R-2	Dunklin R-V Elementary School
West	Commercial	B-2	Zion Lutheran Church

### 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:

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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 rezoning would be consistent with good planning practice as it will make the lot more attractive for development.

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

Staff finds that the proposed special use request will not be a detriment to permitted development and uses within the district.

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

Staff finds that the proposed use is consistent with the surrounding uses as the property is surrounded by commercial uses.

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

Staff finds that the proposed use is consistent with being essential or desirable to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed request is consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends approving the application with the following requirements:

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**

**EXHIBIT D: PLAT**

REPORT TO PLANNING COMMISSION  
CITY OF PEVELY

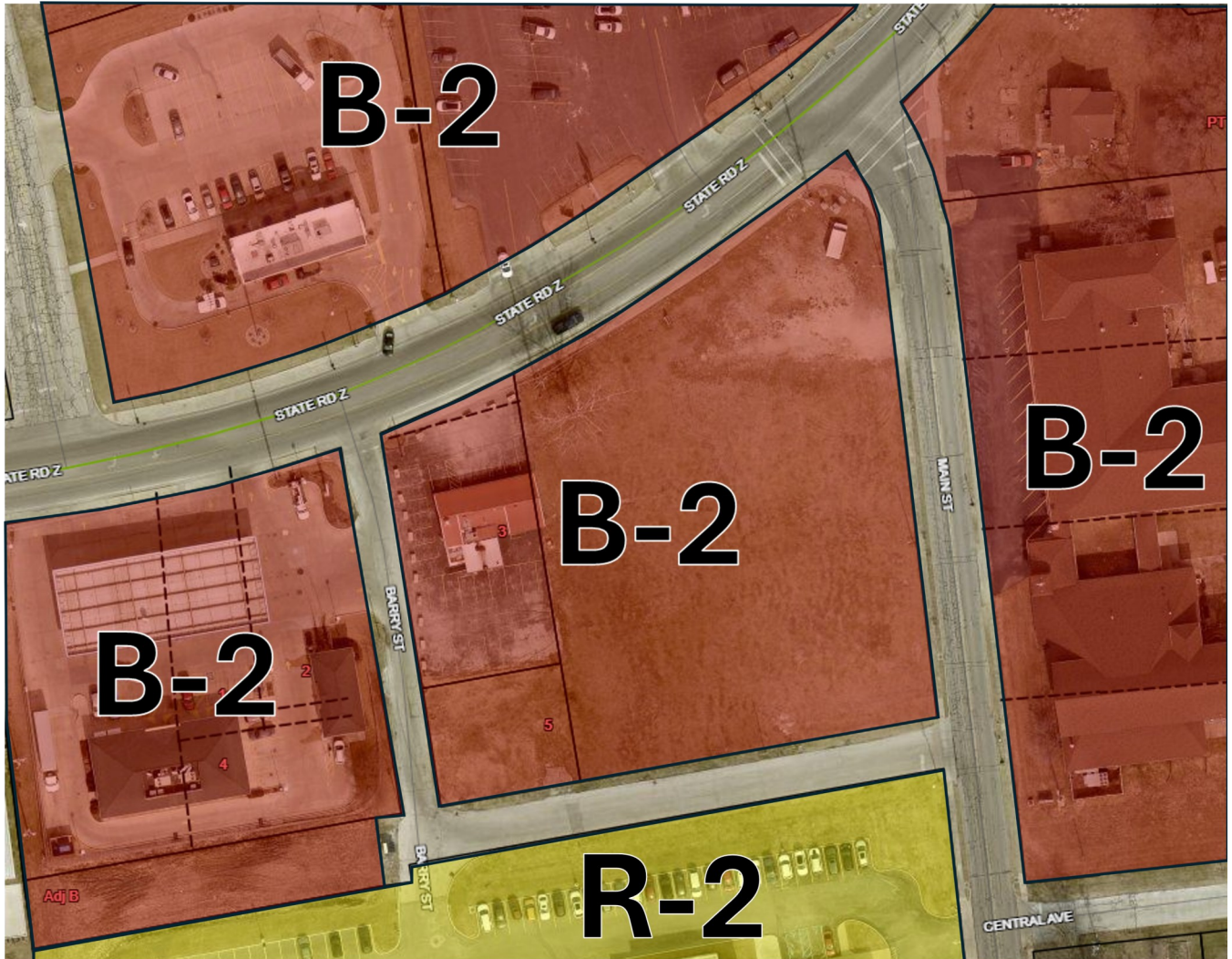


EXHIBIT A : ZONING MAP



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



EXHIBIT B: SITE MAP

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



EXHIBIT C: STREETVIEW FROM HWY 61/67 (AUGUST 2022)



