



# 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 6:00 P.M. ON FEBRUARY 2, 2021 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 February 2, 2021 at 6:00 P.M.

### Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**
5. **New Business**
  - 9000 Commercial Blvd Rezoning
  - Lakeview Subdivision Annexation
  - Code Report
6. **Old Business**
7. **Member Reports**
  - Doug Groom
  - Mike Sullivan
  - Steve Markus
  - Russ Shackelford
  - Art Heyl
  - Dan Murphy
  - Teresa Meyer
  - Mike Menkhus
8. **Citizen Comments**
9. **Adjournment**

Posted On: 1/27/2021 3:27:09 PM By: Adam Mitchell, Building Official

**PLANNING AND ZONING  
NOVEMBER 10, 2020  
CITY OF PEVELY**

**PLANNING AND ZONING TOWN HALL:**

**Nov 10<sup>th</sup> at 5:30-6:00pm**

The purpose of the Town Hall is to receive resident and community feedback regarding allowing Tiny Homes within the Mobile Home Zoning District.

Citizen Comments:

- **Eric Lee** Concerned with the upkeep of the exterior of the Tiny Home Lot as the space inside might warrant more outside space being utilized for excess items. He is also concerned about where they would be allowed and if low income (section 8) housing would be allowed.

Adam and Russ addressed his issues. Upkeep would be enforced as anyone else in the city, sheds would be permitted and the ordinance states that the Tiny Homes would only be allowed in the Mobile Home District with lot size regulations.

- **Don M.** Don's concern was with the size allowance for Tiny Homes as well as if a special use permit would be required.

Adam said that the size would be regulated by IRC rules and we were still discussing the special use permit option.

- **Christina,** Will they be allowed in Mobile Home parks

Russ said yes, they will be in Mobile Home parks.

- **John Harvey,** He asked for clarification on if it will be a special use permit or use of right.

Adam stated that Mobile Home is use of right, but Tiny Homes can be either way. The City will make a decision on that in the future.

**PLANNING AND ZONING PUBLIC HEARING:**

**Nov 10<sup>th</sup> at 6:00-6:10pm**

The property owners at 859 Riverview Dr are requesting a special use permit to add a chicken coop to their property.

- **Mr. & Mrs. Bates** of El Camino Dr. are opposed to the chicken coop as their property backs up to Riverview and they do not want the coop near their property.
- **John Harvey** stated he received letters from adjoining neighbors and put up a fence to protect the neighbors as per regulations. He would like to have 3 Chickens.

## **PLANNING AND ZONING PUBLIC HEARING:**

**Nov 10<sup>th</sup> at 6:15pm**

The property owners of 101 Main St are requesting to rezone their property to B-2.

Joyce Silven (not present) is requesting a change from B-1 to B-2 zoning.

The property was once a garage and the owner would like it to be again possibly.

- Teresa Meyer inquired if anyone knew why it was not zoned B-2 already.

There was not an explanation that anyone knew of as to why it was not zoned B-2.

- John Harvey felt it would be an acceptable change for the property.
- Adam state that a notification was sent out to all residents within a 200ft radius to inform them of the possible zone change and got no feedback.

## **PLANNING AND ZONING MEETING**

**November 10, 2020 6:30pm**

**The P&Z Meeting** was called to order at 6:30pm by Russ Shackelford with the reciting of the Pledge of Allegiance.

**Those Present:** Doug Groom, Mike Sullivan, Art Heyl, Russ Shackelford, Steve Markus, Mike Menkhus and Teresa Meyer.

**Those Absent:** Dan Murphy

**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 Steve Markus 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 of October 06,2020 meeting.

**Motion** to approve was made by Art Heyl, seconded by Mike Menkhus. The motion carried with all ayes and no nays.

### **New Business:**

**101 Main Street Rezoning:** Russ called for a motion to be made to approve the zone change for 101 Main St. be sent to the BOA for review.

**Motion** was made by Mike Sullivan, seconded by Mike Menkhus. Motion carried with all ayes and no nays.

**859 Riverview Chicken Coop:** Russ asked for a motion to be made to approve the special use permit for 859 Riverview residents be submitted to the BOA.

**Motion** was made by Mike Menkhus, seconded by Mike Sullivan. Motion carried with all ayes and no nays.

#### **Weier Subdivision-Dee Jay Huckie**

Dee Jay presented his plans for a proposed zone change for the 144-acre plot of ground that he would like to build on. He would request a R-3 zone in order to provide him to build residential as well as commercial buildings. Apartments, or duplex's as well as single family homes with a possible Adult Daycare as well as a park on site.

Adam suggested a R-4 zoning but Dee Jay felt that a R-3 would suite his needs better.

#### **Tiny Home Regulations:**

##### **Section 405.160 MH Manufactured Housing Park Dist. Regulations Revision**

**Motion** was made by Mike Sullivan, seconded by Art Heyl to accept the revision to 405.160.

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

##### **Section 500.160 Building Permit Fees Revision**

**Vote was tabled** until Adam could submit a fee schedule; that would replace the present fees.

#### **Code Report:**

##### **Grass, Weeds, Other Vegetation**

- Total Violations 4
- Resolved 3
- Not Resolved 1

##### **Vehicles**

- Total Violations 10
- Resolved 9
- Not Resolved 1

##### **Garbage**

- Total Violations 2
- Resolved 2

##### **Yard Parking**

- Total Violations 0

##### **Nuisances Affecting Health**

- Total Violations 1
- Resolved 1

**Total Violations 17**

**Old Business: None**

**Members Reports: None**

**Citizen Comments: None**

A motion was made by Steve Markus to close the meeting, seconded by Mike Sullivan.  
Meeting closed at 7:00pm.

Submitted by:

  
\_\_\_\_\_  
Art Heyl, Secretary

Approved by:

\_\_\_\_\_  
Russ Shackelford, Board Chair

  
\_\_\_\_\_  
Maggie Doenges, Secretary



## **PLANNING & ZONING APPLICATION**

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

(Please Print)

Date 10-23-20

Name Don Men Khut

Address 864 Cha-born Rd  
Pevely Mo 63070

Boundary Adjustment X

(\$100.00)

Code Change Request \_\_\_\_\_

Sketch Plan \_\_\_\_\_

Lot Consolidate \_\_\_\_\_

Rezoning \_\_\_\_\_

(\$100.00)

Special Use Permit \_\_\_\_\_

(\$100.00 + \$2.00 per lot)

PRD/PBD/PID \_\_\_\_\_

(\$100.00 + \$2.00 per lot)

Business Approval \_\_\_\_\_

Phone # \_\_\_\_\_

Cell Phone # (314) 800-3488

Current Property Zone \_\_\_\_\_ (Change to?) \_\_\_\_\_

Adjoining Zoning: North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Number of Acres: \_\_\_\_\_

Present use of property: Home

Describe your request \_\_\_\_\_

Annex LAKEVIEW Subdivision  
Into The City of Pevely

[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? \_\_\_\_\_

Police Protection, Snow removal  
Code enforcement.

Property Address: \_\_\_\_\_

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

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

Name & Address of Legal Property Owner

Bob & Bev Menkhun Don & Janet Menkhun,  
Bill & Tammy Menkhun

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)

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**\*\*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.**









## **PLANNING & ZONING APPLICATION**

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

(Please Print)

Date 11/17/2020

Name Michael G. Willson

Address 541 Pevely Heights Drive

Pevely Mo 63070

Boundary Adjustment \_\_\_\_\_  
(\$100.00)

Code Change Request \_\_\_\_\_

Sketch Plan \_\_\_\_\_

Lot Consolidate \_\_\_\_\_

Rezoning x \_\_\_\_\_  
(\$100.00)

Special Use Permit \_\_\_\_\_  
(\$100.00 + \$2.00 per lot)

PRD/PBD/PID \_\_\_\_\_  
(\$100.00 + \$2.00 per lot)

Business Approval \_\_\_\_\_

Phone # 636-734-7649 Cell Phone # 636-734-7649

Current Property Zone Residential (Change to?) B-2

Adjoining Zoning: North: B-2 South: Res East: B-2 West: State Road

Number of Acres: .85 Present use of property: Vacant/Personal

**Describe your request** This is a request to re-establish proper zoning for Commercial Lot A located

at 9000 Commercial Blvd, Pevely MO 63070. As discussed with Adam Mitchell, at some point the zoning

was changed without consent due to the Assesors office taxing how a property is used not how it is zoned.

City of Pevely was unable to find previous maps.

  
\_\_\_\_\_  
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? Re-establishing previously zoned lots.

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Property Address: 9000 Commercial Blvd, Pevely MO 63070.

Property description (location, lot, subdivision, etc.): Pevely Heights Commercial Lot A

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**Name & Address of Legal Property Owner**

Michael G. Willson, 541 Pevely Heights Drive, Pevely MO 63070

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Is Transfer of Ownership dependent on Commission Action? Yes \_\_\_\_\_ No x

Have there been prior applications for action on this property? Yes \_\_\_\_\_ No x

Adjoining Property Owners (Special Use & Rezoning Permit Only)

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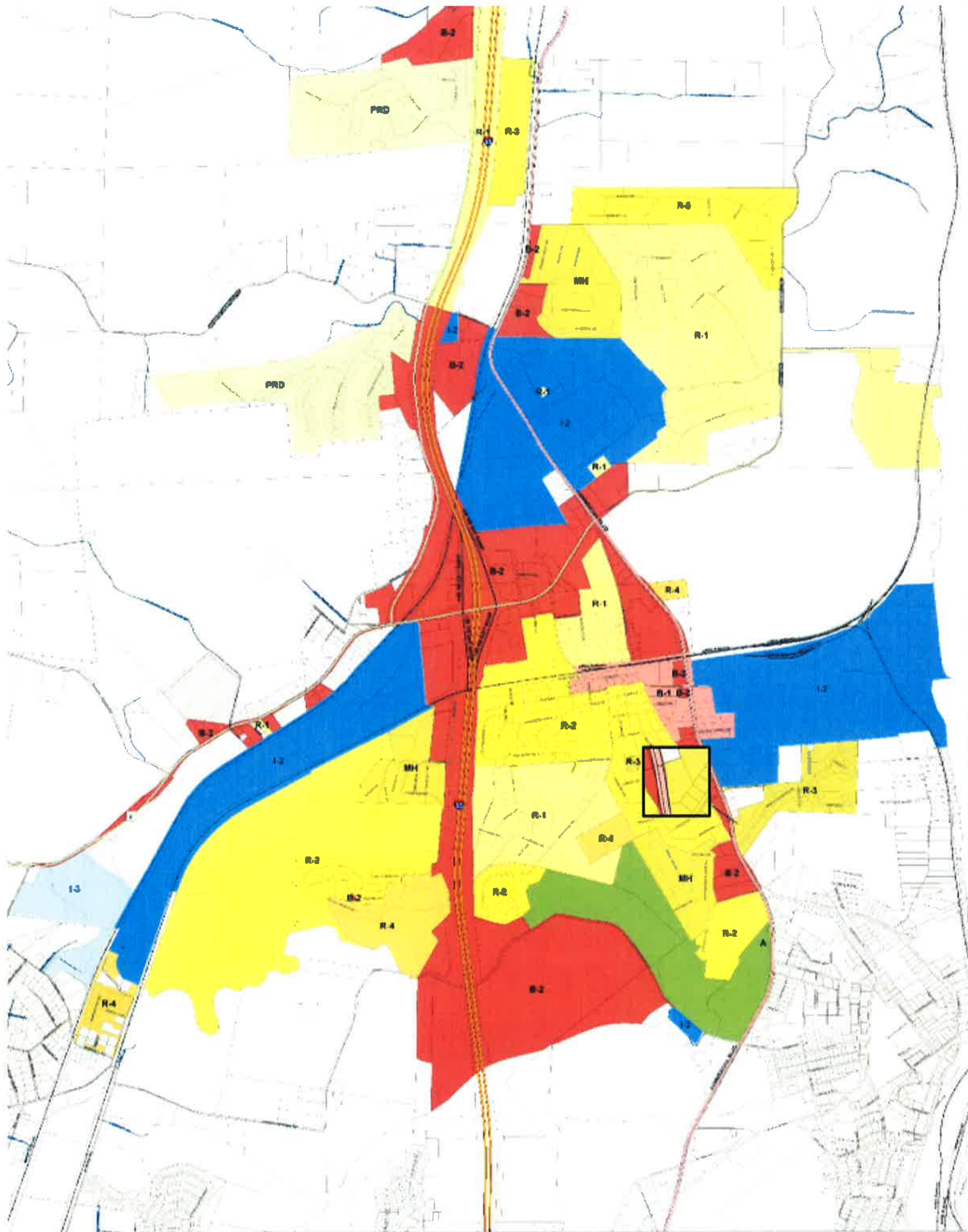
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Legend

## **Code Report: November 2020**

### **Grass, Weeds, Other Vegetation**

- **Total Violations: 3**
- **Resolved: 3**
- **Not Resolved: 0**

### **Vehicles**

- **Total Violations: 3**
- **Resolved: 3**
- **Not Resolved: 0**
- **Forwarded to Police Department: 0**

### **Garbage**

- **Total Violations: 1**
- **Resolved: 1**
- **Not Resolved: 0**

### **Yard Parking**

- **Total Violations: 21**
- **Resolved: 21**
- **Not Resolved: 0**



## **Nuisances Affecting Health**

- **Total Violations: 1**
- **Resolved:1**
- **Not Resolved: 0**

**Total Violations: 29**

## **Code Report: December 2020**

### **Grass, Weeds, Other Vegetation**

- **Total Violations: 0**
- **Resolved: 0**
- **Not Resolved: 0**

### **Vehicles**

- **Total Violations: 12**
- **Resolved: 7**
- **Not Resolved: 5**
- **Forwarded to Police Department: 1**

### **Garbage**

- **Total Violations: 3**
- **Resolved: 2**
- **Not Resolved: 1**

### **Yard Parking**

- **Total Violations: 7**
- **Resolved: 7**
- **Not Resolved: 0**

## **Nuisances Affecting Health**

- **Total Violations: 1**
- **Resolved:1**
- **Not Resolved: 0**

## **Dead Tree**

- **Total Violations: 1**
- **Resolved: 1**
- **Not Resolved: 0**

**Total Violations: 24**

## **Code Report: January 2021**

### **Grass, Weeds, Other Vegetation**

- **Total Violations: 1**
- **Resolved: 0**
- **Not Resolved: 1**

### **Vehicles**

- **Total Violations: 9**
- **Resolved: 1**
- **Not Resolved: 8**
- **Forwarded to Police Department: 0**

### **Garbage**

- **Total Violations: 2**
- **Resolved: 0**
- **Not Resolved: 2**

### **Yard Parking**

- **Total Violations: 3**
- **Resolved: 2**
- **Not Resolved: 1**



## **Nuisances Affecting Health**

- **Total Violations: 3**
- **Resolved: 2**
- **Not Resolved: 1**

**Total Violations: 18**

# **November Permit Report**

Occupancy:	16
Electric:	04
Mobile Home:	01
Deck:	03
Fence:	01
Driveway:	01
Sign:	01
Carport:	01
Remodel:	01

# **December Permit Report**

Occupancy:	19
New Home:	04
Deck:	01
Driveway:	01
Shed:	01
Telephone Pole:	01

# **January Permit Report**

Occupancy:	06
New Home:	02
Deck:	03
Driveway:	01
Shed:	01
Remodel:	04