



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 13, 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 April 13, 2021 at 6:15 P.M.

Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**
5. **New Business**
 - 8286 Commercial Blvd Annexation
 - Forrest Lake Zoning
 - Mobile Home Handout Update
 - Code Revision Intro
 - 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: 4/8/2021 11:31:20 AM By: Adam Mitchell, Building Official



PLANNING & ZONING APPLICATION

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

(Please Print)

Date 3-18-21

Name GOVERO LAND SERVICES, INC

Name REP. FOR JAMES E. & OPAL FAY TRUST

Address 5929 OLD STATE RD

IMPERIAL, MO 63052

Boundary Adjustment ☒
(\$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 ☐

ANNEXATION

Phone # 636-464-9380

Cell Phone # _____

Current Property Zone _____ (Change to?) _____

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: 8.8

Present use of property: RESIDENTIAL & COMMERCIAL

Describe your request TO ANNEX PROPERTY INTO

CITY R-2 ZONING

Dan [Signature] / FOR JAMES E. & OPAL FAY TRUST
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? _____

ADDING PROPERTY INTO CITY LIMITS

Property Address: 8286 COMMERCIAL BLVD, PEVELY MO 63070

Property description (location, lot, subdivision, etc.): _____

PT. N.W. 1/4 SEC 7 T41N R6E

Name & Address of Legal Property Owner

SEE ATTACHED

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)

****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.



Jefferson County Missouri Property Viewer

10300700000002

x Q

Parcel ID: 10-3.0-07.0-0-000-002.*Data current as of 3/14/2021*ParcelID: [10300700000002](#)Owner

BELL JAMES E & OPAL FAY TRUST
4318 OPAL CT
ST LOUIS, MO 63125
Occupancy: Warehouse / Distribution

Physical Address

8286 COMMERCIAL BLVD 63070

Legal

PT NW1/4
Section:7 Twn:41 Range:6
Plat Bk: Plat Pg:
Plat Doc:
Plat Date:
Acreage: 8.80
Deed Bk: Deed Pg:
Deed Doc: 2009R-030524
Deed Date: 5/10/2009

Taxing Districts (R5DFJP)

School: Dunklin
Fire: Dunklin
Ambulance: Joachim-Plattin
Municipality:
Special Road:

Services

Sewer:
Water:

Quality Controlled:

Edited by JeffersonCountyMO 4 hours ago

[Zoom to](#)

30E



* 2 0 0 9 R - 0 3 0 5 2 4 3 *

2009R-030524

FILED AND RECORDED
IN OFFICIAL RECORD

07/20/2009 01:47:01PM

MARLENE CASTLE, RECORDER

PAGES 3

REC FEE: 30.00

NS FEE:



General Warranty Deed

THIS DEED, Made and entered into this 11th day of May, 2009, by and between Grantor(s) JAMES E. BELL and FAY BELL, husband and wife, of 8286 Commercial Blvd., Pevely, MO 63070

of the County of Jefferson, State of Missouri, party or parties of the first part, and, Grantee(s)

JAMES E. BELL and OPAL FAY BELL, Trustees of the JAMES E. BELL and OPAL FAY BELL Revocable Trust Agreement dated the 11th day of May, 2009.

GRANTEE'S MAILING ADDRESS: 8286 Commercial Blvd., Pevely, MO 63070

of the County of Jefferson, State of Missouri, party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second, the receipt of which is hereby acknowledged, does or do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party or parties of the second part, the following described Real Estate, situated in the County of Jefferson and State of Missouri, to-wit:

AS PER THE LEGAL DESCRIPTION SET FORTH ON EXHIBIT A ATTACHED HERETO AND MADE A PART OF THIS INSTRUMENT BY REFERENCE AS THOUGH SET FORTH HEREIN.

"EXEMPT"

Cynthia Smith ED09-0613
Planning Technician

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part, and to their heirs and assigns forever. The said parties of the first part hereby covenanting that they and their heirs, executors and administrators, shall and will Warrant and Defend the title to the premises unto the said parties of the second part, and to their heirs and assigns forever against the lawful claims of all persons

DOC #2009R-030524 1 of 3

whomsoever, excepting, however, the general taxes for the calendar year 2009 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said parties of the first part have executed these presents the day and year first above written.


JAMES E. BELL


FAY BELL

STATE OF MISSOURI)

) ss.

COUNTY OF JEFFERSON)

On this 11th day of May, 2009, before me personally appeared JAMES E. BELL and FAY BELL, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


KENNETH M. RAYE

Notary Public

My Term Expires: 04/19/2012

KENNETH M. RAYE
Notary Public - Notary Seal
State of Missouri
Commissioned for JEFFERSON County
My Commission Expires: Apr. 19, 2012
COMMISSION #08544317

EXHIBIT A
TO
JAMES E. BELL and FAY BELL
GENERAL WARRANTY DEED

Ten (10) acres being part of the North half of the Northwest quarter of Section Seven (7) Township Forty-one (41) North, Range Six (6) East, described as follows: Beginning at an iron pin at the point of intersection of the East line of State Highway No. 61 with the Southern boundary line, of said North half of the Northwest quarter, and running thence with said Southern boundary line North 88 degrees 45 minutes East 651.5 feet to an iron pin; thence North 2 degrees 30 1/2 minutes East 670 feet to an iron pin; thence South 88 degrees 45 minutes West 651.5 feet to an iron pin in the Eastern right of way line of said State Highway; thence with said right of way line, South 2 degrees 30 1/2 minutes West 679 feet to the place of beginning.

LESS AND EXCEPTING therefrom that parcel conveyed to Robin G. Bell and Cheryl D. Bell, his wife, by General Warranty Deed dated April 17, 1986, and recorded April 17, 1986, in Book 189 Page 63 in the Recorder's Office of Jefferson County, Missouri

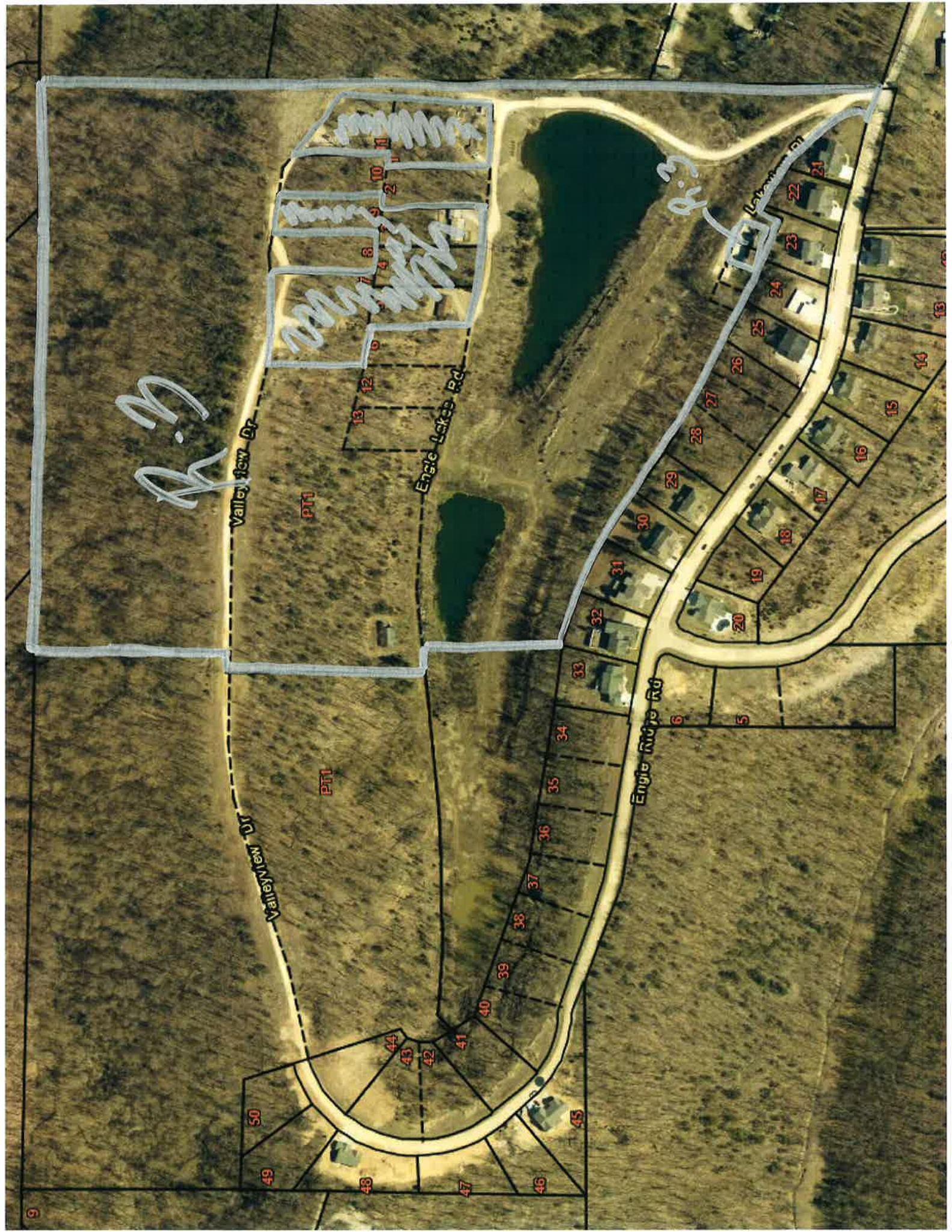
END OF LEGAL DESCRIPTION

"EXEMPT"
Cindy Smiley **ED09-0673**
Planning Technician

JUL 17 2009

AFTER RECORDING RETURN TO:

Kenneth M. Raye
P. O. Box 133
Arnold, MO 63010



R-3

Valleyview Dr

PT1

Engle Lakes Rd

Valleyview Dr

PT1

Engle Ridge Rd





MOBILE HOME HANDOUT

**THIS HANDOUT IS A GENERAL, BREIF STATEMENT FOR THE
CONVENIENCE OF THE BUILDERS, ARCHITECTS, AND OTHER
INTERESTED PARTIES. FULL PROVISIONS ARE DECLARED TO BE
THE IRC, STATE REQUIREMENTS, CITY OF PEVELY MUNICIPALE
CODE.**

Application for Mobile Home Occupancy Permit

1. A mobile home occupancy inspection must be paid for and scheduled with the City of Pevely Code Enforcement Department 24 hours in advance. The following information will be required.
 - a. Full name of applicant
 - b. Applicant phone number
 - c. Address
2. All fees shall be paid for prior to a permit being issued or an inspection being scheduled. All fees can be paid by mail, in person at City hall, or over the phone.
3. Mobile home permits shall expire after six (6) months.
4. The occupancy permit is valid until the mobile home changes tenants.

Code Requirements

• **Mobile Home Spacing-**

Every home shall be installed in such a way that there is a clear space of not less than twenty (20) feet between it and any other such home, or similar unit, any other building or structure of any kind.

- Exception: Storage sheds not exceeding one hundred (100) square feet in dimension.

• **Skirting-**

In order to properly inspect the home, no skirting shall be installed until the necessary inspections have been made (such as tie down, water, sewer and electric hook up). Following the inspections, skirting must be installed around the entire unit and must be free of holes and cracking.

• **Address-**

The address must be on the street side of the home. The numbers must meet the following requirements:

- Fully visible to the street
- Min. 3" high
- Block lettering (no script type)
- Permanently affixed to the structure
- Must be a color other than that of the unit.

- **Egress-**

Steps must be provided for all exits and permanently secured/anchored. Handrails are required with four (4) or more steps. Risers are to be no higher than seven and three fourths (7 $\frac{3}{4}$) inches. Treads must be a minimum of ten (10) inches deep. All steps that have more than three (3) or more risers must have a landing with a dimension of thirty (30) inches by thirty (30) inches. The top of the landing shall not be more than eight (8) inches below the sill plate of the door. Steps must be maintained in good condition. On existing porches and steps, if the inspector deems them safe as is, then they may be approved.

- **Doors-**

Double cylinder deadbolts are **NOT** approved to be used on any exterior door. All egress doors shall be readily opened from the side which egress is to be made without the need for keys, special knowledge or effort.

- **Handrails-**

Handrails are required on one (1) side of stairs with four (4) or more steps and on one (1) side of every ramp. Handrails shall have a minimum height of thirty-four (34) inches and a maximum of thirty-eight (38) inches.

- **Guards-**

Porches, ramps, balconies or raised floor surfaces located more than thirty (30) inches above the floor or grade below, shall have guards not less than thirty-six (36) inches in height. Open sides of stairs with a total rise of more than thirty (30) inches above floor or grade below shall have guards not less than thirty-four (34) inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies, porches and ramps shall have intermediate rails or ornamental closures that do not allow passage of a sphere four (4) inches in diameter. Required guards shall not be constructed with horizontal rails or another ornamental pattern that results in a ladder effect.

- **Smoke Detectors-**

The home must have operating smoke detectors installed in each bedroom and in the hallway outside of each bedroom. Single station smoke alarms shall be battery operated or receive their primary power from the building wiring provided such wiring is served from a commercial source. When power is provided by the building wiring, the wiring shall be permanent and without a disconnecting switch other than those required for current protection.

- If an AC smoke alarm is replaced it must be replaced with an AC-DC smoke alarm. An AC-DC smoke alarm may only be replaced with another AC-DC smoke alarm.

- **Un-Vented Gas Log Heater-**

An un-vented gas log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed, and labeled for such use in accordance with UL127.

- **Gas Piping in Fireplaces-**

When gas piping is installed in the firebox the gas logs must be installed at the same time and operational. If piping is removed from the firebox the hole must be repaired or the side of the firebox must be replaced according to the manufacturer's instructions.

NOTE: GAS LOG LIGHTERS ARE *NOT* ALLOWED

- **Equipment Shutoff Valves-**

Each appliance shall be provided with a shutoff valve separate from the appliance. The shutoff valve shall be located in the same room as the appliance, not further than six (6) feet from the appliance, and shall be installed upstream from the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with ready access.

EXCEPTION- Shutoff for vented decorative appliances and decorative appliances for installation in vented fireplaces shall not be prohibited from being installed in an area remote from the appliance where such valves are provided with ready access. Such valves shall be permanently identified and shall serve no other equipment.

- **Solid Fuel Burning Appliances-**

All solid fuel burning appliances shall be listed by a nationally recognized testing agency and shall be installed per the manufacturer's installation instructions.

- ❖ All solid fuel burning appliances installed in manufactured homes (homes built in compliance with the Federal Manufactured Home Construction and Safety Standards shall be listed for installation in manufactured homes according to the manufactures installation instructions.
- ❖ All solid fuel burning appliances installed in modular homes (factory-built homes) must be an approved appliance and be tested by a testing laboratory.

Clothes Dryers

- **Installation-**

Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion outside of the building.

- **Exhaust Materials-**

Dryer exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. Ducts shall not be connected or installed with sheet metal screws or other fasteners that will obstruct the flow. Clothes dryer ducts shall not extend into or through ducts or plenums.

- **Ducts-**

Exhaust ducts for domestic clothes dryers shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four (4) inches in diameter. The exhaust system shall be supported and secured in place.

- **Maximum Length of Ducts-**

The maximum length of a clothes dryer exhaust shall not exceed thirty-five (35) feet from the dryer location to the outlet termination. The maximum length of the duct shall be reduced 2 ½ feet for each 45-degree bend and 5 feet for each 90-degree bend.

Electrical

The mobile home, trailer, or similar unit or structure must have the electrical service and other electrical wiring installed according to the National Electrical Code (NEC), 2014 edition. Wiring in existing mobile homes, if found in minimum code compliant, can be approved.

- ❖ Contact Ameren/UE to establish service. If there is no meter installed in the meter base, you will need to obtain a premise number from Ameren when you apply for service. Once your unit is approved for occupancy, we will FAX our approval along with the premise number to Ameren/UE, who will then set the meter and turn on your service.

- **Service Entry Cables-**

Reference NEC, 2014 Edition

Service	Copper	Aluminum
100 amp	#4	#2
200 amp	#2/0	#4/0

- **Grounding Electrode Conductor-**
Reference NEC, 2014 Edition

Service	Copper	Aluminum
100 amp	#8	#6
200 amp	#4	#2

- **Equipment Grounding Conductor-**
Reference NEC, 2014 Edition

Service	Copper	Aluminum
100 amp	#8	#6
200 amp	#6	#4

- **Electrical System Hazards-**

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard.

- **Panel Box-**

Double lugging (attaching more than one circuit to a breaker) is not allowed at any time within the panel box. Only one (1) wire per breaker or fuse is allowed. All breakers shall be sized to match the size of wire per the 2014 National Electrical Code, or as noted on the appliance.

Breaker Rating	Wire Size
15 amp	#14
20 amp	#12
30 amp	#10
40 amp	#8

- **Ground Fault Circuit Interrupter-**

A Ground Fault Circuit Interrupter (GFCI), if required, must be in good working order in all bathrooms, kitchens, unfinished basements, garages, and all outside receptacles, including receptacles for heat tape.

Underground Wiring Methods

- **Minimum Requirements-**

Direct buried cable or circuit or other raceways shall be installed to meet the minimum requirements of the 2014 National Electric Code.

- **Protection from Damage-**

Direct buried cables and conductors emerging from the ground shall be protected by enclosures or raceways extending from the minimum cover distance required by section 330-5(a) below grade to a point at least 8 feet above finished grade. In no case shall the protection be required to exceed 18 inches below finished grade. Service laterals that are not incased in concrete and that are buried 18 inches or more below grade shall have their location identified by a warning ribbon that is placed in the trench at least 12 inches above the underground installation.

- **Electrical Nameplates-**

A metal nameplate on the outside, adjacent to the feeder assembly shall read:

<p>This connection for 120/240 volt 3 pole, 4 wire, 60 hertz _____ Ampere Supply</p>

The correct ampere rating shall be marked in the blank space.

TABLE OF DIAGRAMS

- D-1 EXAMPLE OF PLOT
- D-2 PROPER INSTALLATION OF PREFAB STEPS
- D-3 APPROVED DEADBOLT LOCKS
- D-4 APPROVED HAND-GUARD/RAIL/STEP
DEMINSIONS
- D-5 APPROVED LOCATION OF SMOKE DETECTORS
- D-6 AMERAN/UE APPROVED SERVICE CONDUCTOR
INSTALLATION
- D-7 APPROVED WIRING METHODS
- D-8 APPROVED PROTECTION OF UNDERGROUND
CONDUCTORS

Diagram #1

Example of Plot

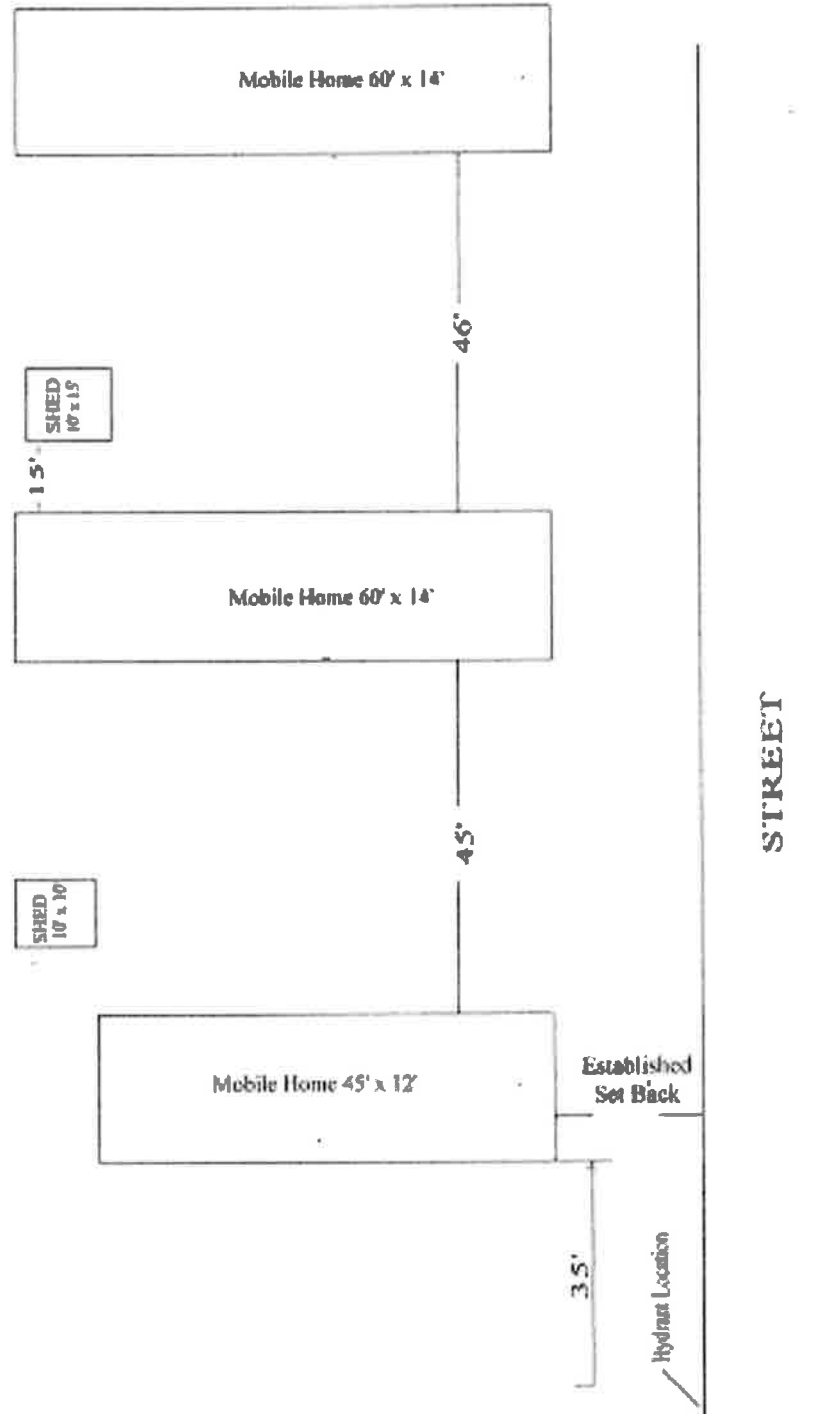
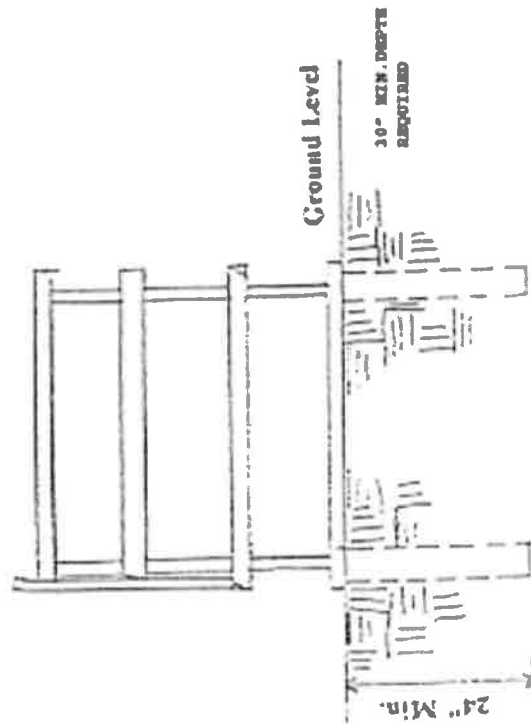


Diagram 2

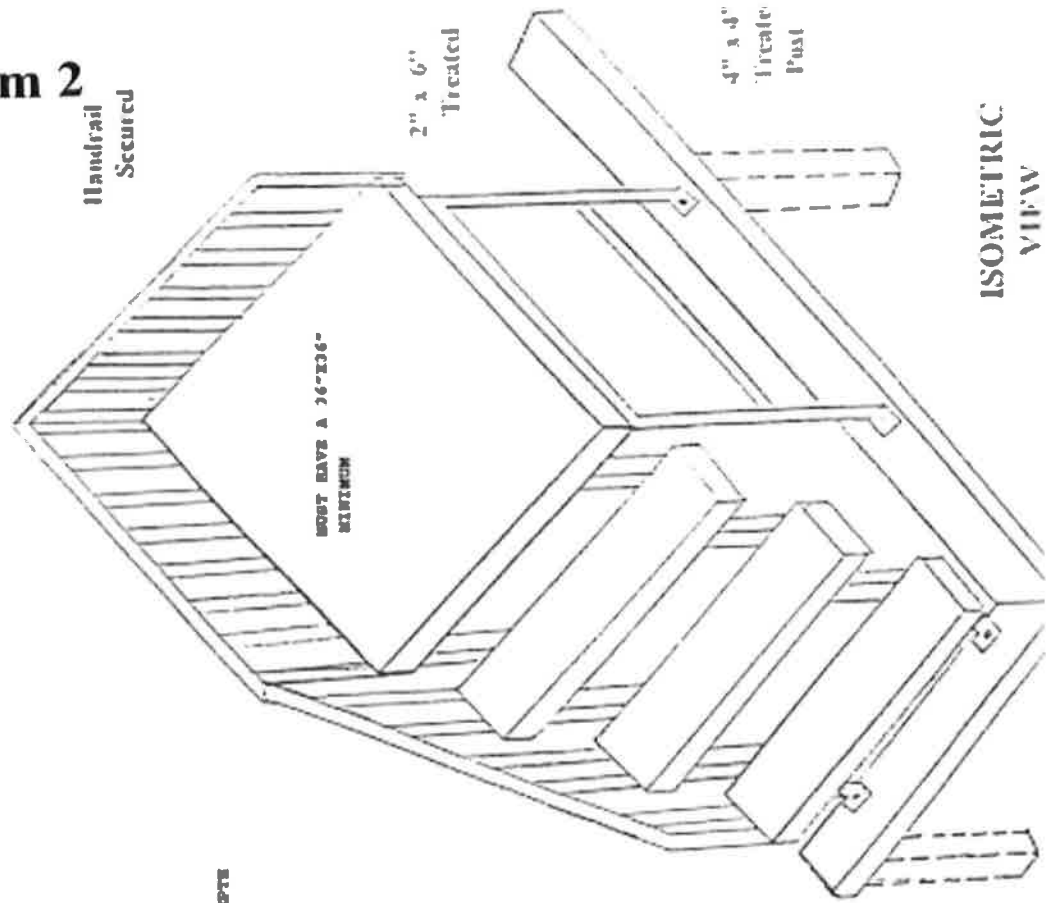


FRONT VIEW

Note:
This is a Requirement. However, patio block, under legs or sitting in dirt is not acceptable. Steps Must Be Secured. Steps must have handrails on one side or both sides, depending on door swing & mounting of steps.

Prefab Steps

Handrail
Secured



ISOMETRIC
VIEW

Lag Screw

4" x 4"
Treated
Posts

DIAGRAM 3
USE PROPER TYPE OF DEADBOLT



View from Inside of Home

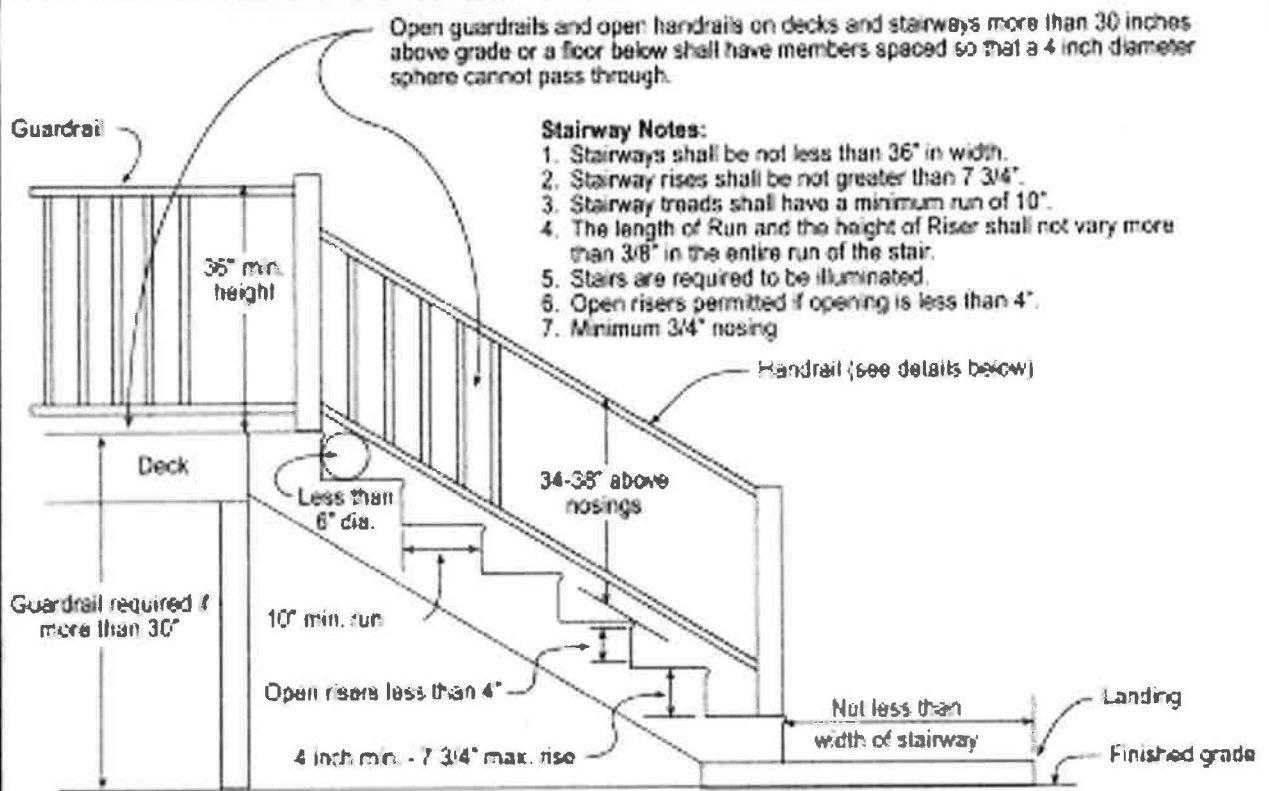


Thumb-turn type- APPROVED
DISSAPPROVED



Key-Turn Type-

Stair & Handrail Specifications

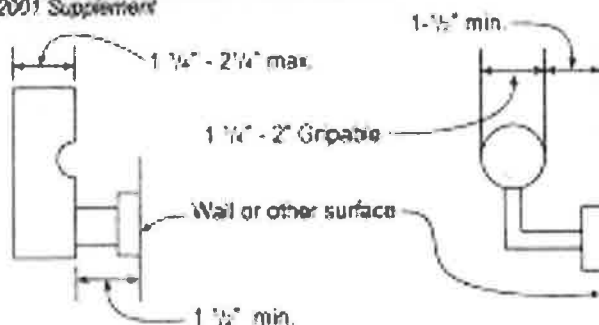


Handrail Notes:

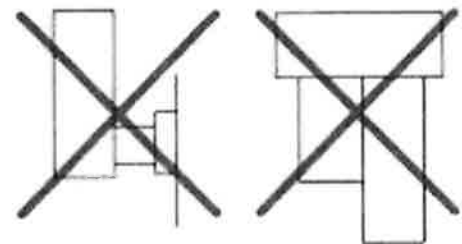
1. Handrails shall be continuous on at least one side of stairs with 2 or more risers.
2. Handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in circular cross section.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.

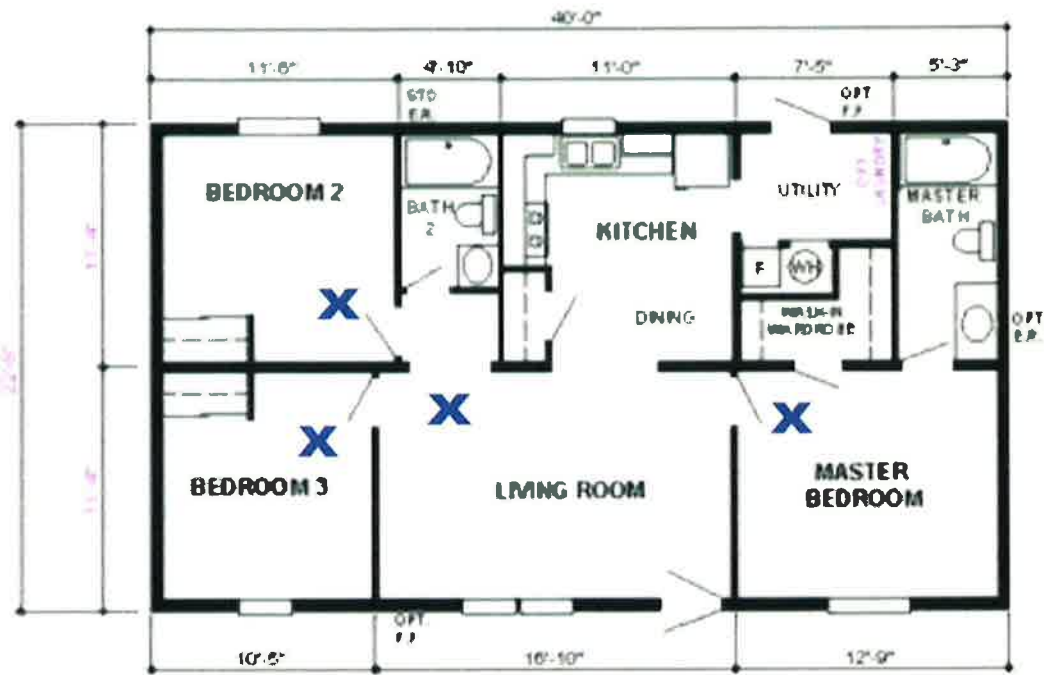
Acceptable Handrail Details

Per 2001 Supplement



Unacceptable Handrails





X = Detector Location

MODEL AK207-52-2/14x52

x=Smoke Detector Location

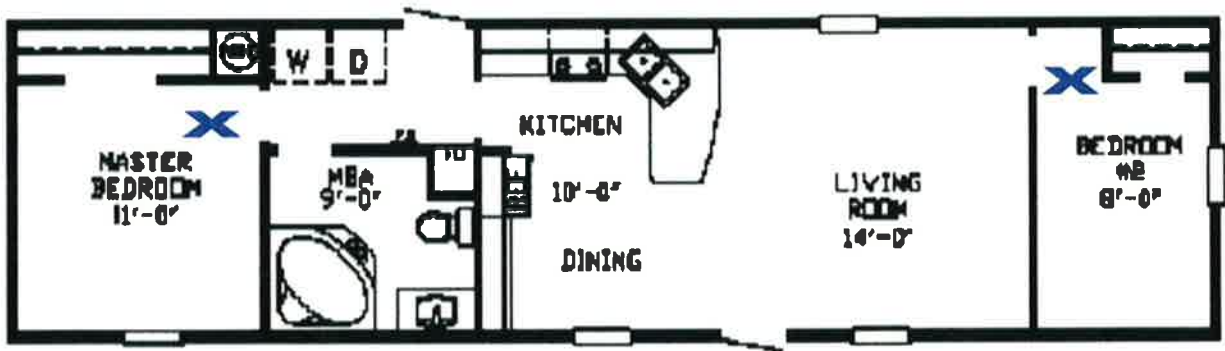
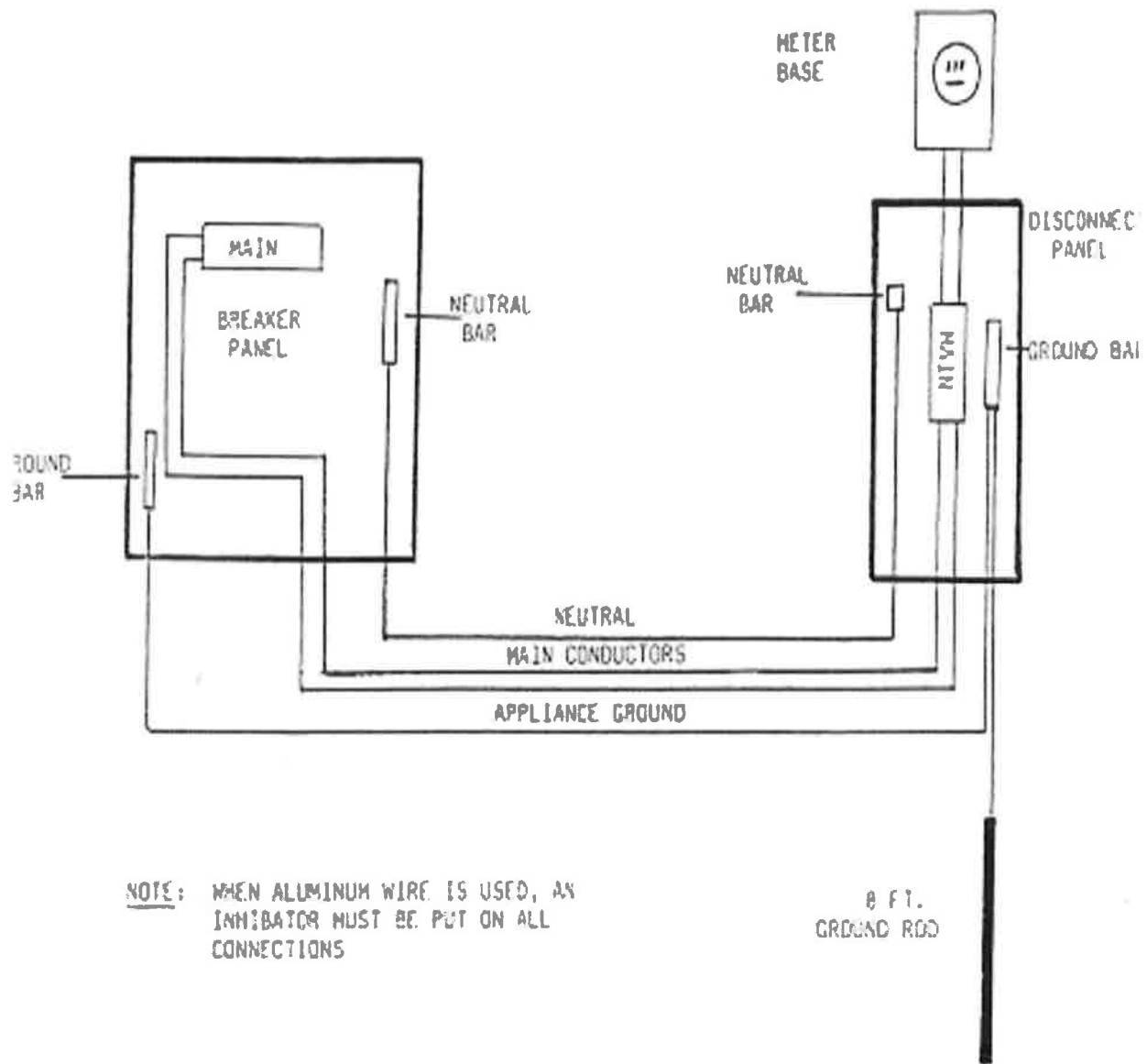


Diagram #6

ELECTRICAL NAMEPLATES MUST BE LOCATED
ON THE OUTSIDE ON THE MOBILE HOME.
THIS PLATE WILL SAY 120/240 VOLT
3 POLE 3 WIRE OR 3 POLE 4 WIRE.

IF THE PLATE SAYS 3 POLE 4 WIRE, THE
FOLLOWING SHALL APPLY:



A technical diagram of a grounding-type wire connector. The diagram shows a cross-section of the device, which is a cylindrical metal housing with a threaded cap. Inside, a central screw is used to clamp two wires together. A label with a leader line points to the central screw, identifying it as the "GROUNDING-TYPE WIRE CONNECTOR". The diagram illustrates how the device is used to connect a ground wire to a receptacle.

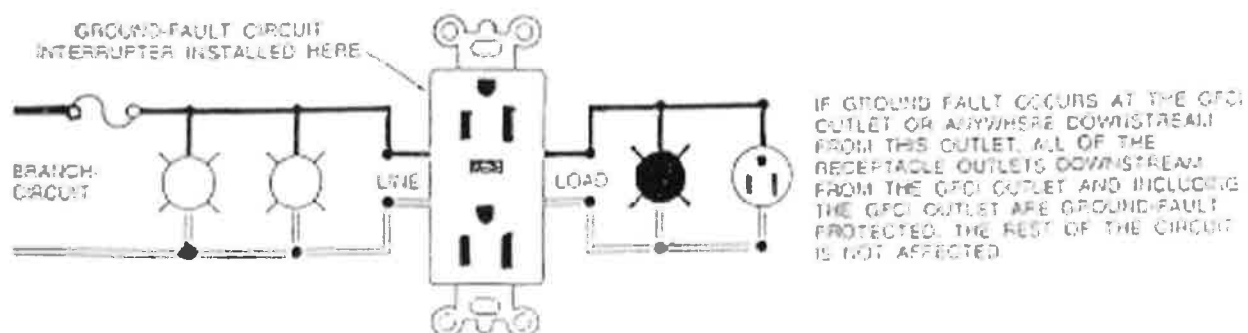
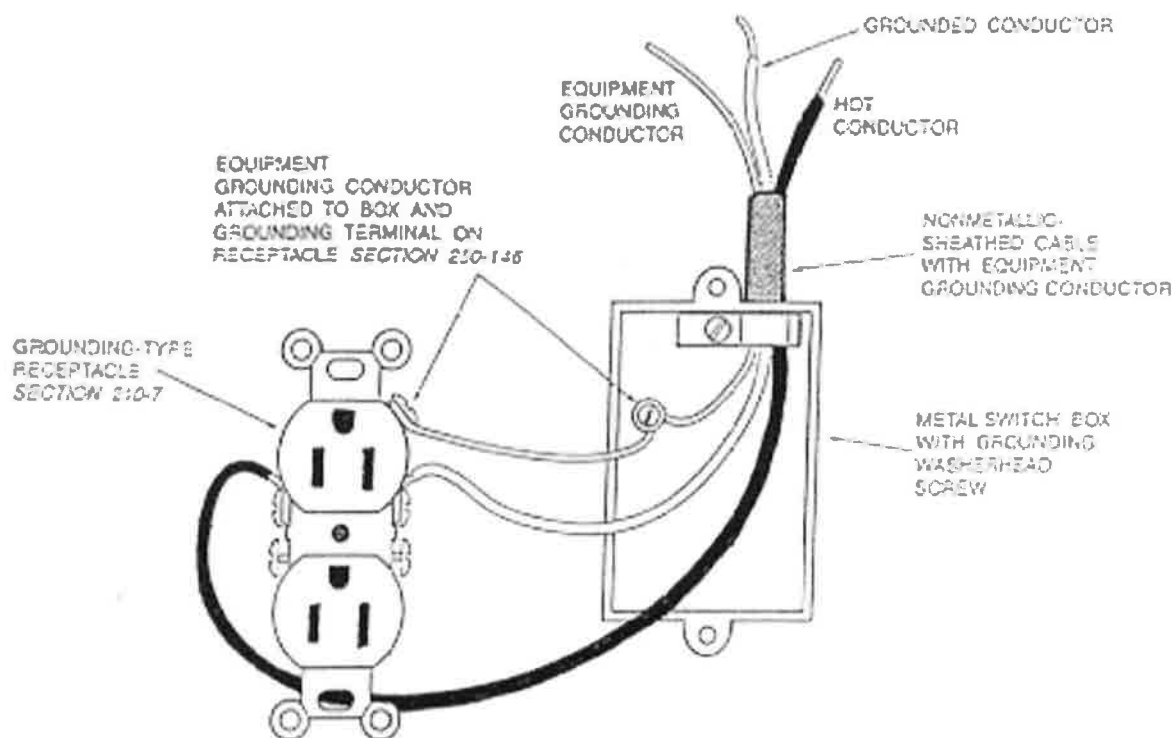
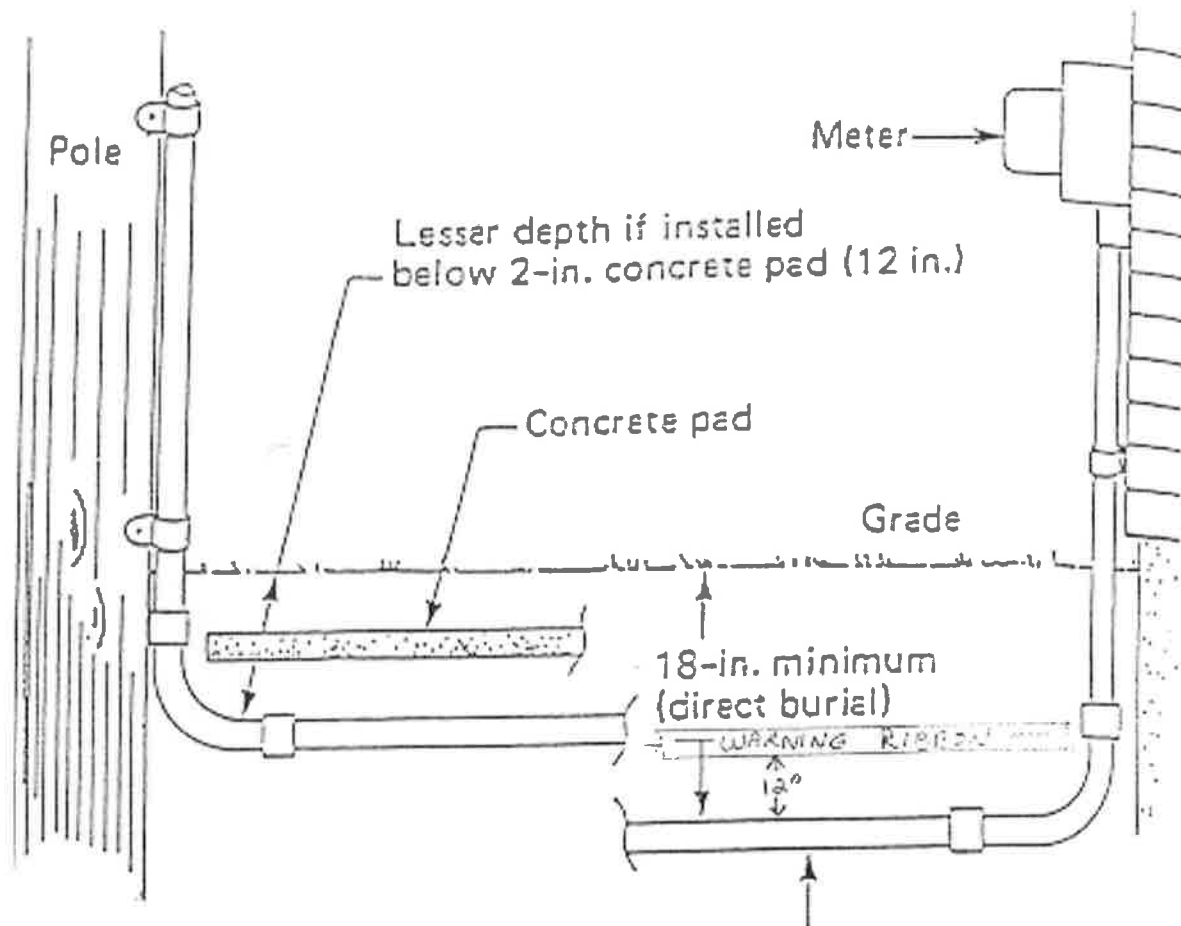


Diagram #8



Rigid nonmetallic conduit and fittings may be directly buried in earth at a depth not less than 18 in.

Code Report: February 2021

Grass, Weeds, Other Vegetation

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

Vehicles

- **Total Violations: 4**
- **Resolved: 2**
- **Not Resolved: 2**
- **Forwarded to Police Department: 0**

Garbage

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

Yard Parking

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

Nuisances Affecting Health

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

Total Violations: 8

Code Report: March 2021

Grass, Weeds, Other Vegetation

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

Vehicles

- **Total Violations: 25**
- **Resolved: 9**
- **Not Resolved: 16**
- **Forwarded to Police Department: 0**

Garbage

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

Yard Parking

- **Total Violations: 6**
- **Resolved: 4**
- **Not Resolved: 2**

Nuisances Affecting Health

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

Non-Conforming Driveway

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

Diverting Stormwater

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

Total Violations: 37

Permits

February

Fence	1
Electrical	2
New Home	1
Mobile Home	1
Occupancy	8

Permits

March

Remodel	3
Telephone Pole	1
Fence	7
Driveway	1
Occupancy	19
Shed	1
Sign	1
Cell Tower	2
Mobile Home	2
Swimming Pool	1
New Home	1