



# PLANNING & ZONING COMMISSION

Thursday, September 3, 2020 - 5:00 pm

For more information, contact Brenda Cueller at 636-625-7936 or bcueller@lakesaintlouis.com.

This meeting will be conducted by video and teleconference only, via Zoom. The public may participate using the following information:

**To join by computer or mobile application (video and/or audio):** <https://www.zoom.us/join> or <https://us02web.zoom.us/j/84247861626?pwd=VXBnRHp4NzIUZ1JDektld1Y0SytNUT09>

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**Meeting ID:** 842 4786 1626

**Password:** 541923

## AGENDA

### I. CALL TO ORDER

### II. ROLL CALL

	Present	Absent
Pearson Buell, Chairman	_____	_____
Tom Mispagel, Vice Chairman	_____	_____
Rhonda Ferrett	_____	_____
Glen Heiman	_____	_____
Tom O'Connor	_____	_____
Dominique Stoddard	_____	_____
Mayor Kathy Schweikert	_____	_____
Alderman John Pellerito	_____	_____

Also present: Louis Clayton, AICP, Director of Community Development  
Brenda Cueller, Recording Secretary

### III. APPROVAL OF AGENDA

### IV. APPROVAL OF MEETING MINUTES

Regular meeting of August 6, 2020

### V. PUBLIC COMMENT

## **VI. PUBLIC HEARING - NEW BUSINESS**

### **1. 8676 Orf Road – St. Louis Bridge Church**

Site Plan Review and Special Use Permit: Consideration of a request by Steve Thacker, applicant on behalf of MG Keeven Properties LLC, owner, for the following:

1. Renewal of a Special Use Permit to allow the continued operation of an existing 5,600-square foot church known as St. Louis Bridge Church.
2. Installation of a 2,946-square-foot enclosed children's play area.
3. Construction of a 364-square-foot storage building.

Staff requests this item be removed from the agenda.

### **2. Text Amendment – Church Facilities**

Text amendments to Municipal Code Title IV: Land Use, to allow permanent church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices in the "LI" Light Industrial Zoning District.

Staff requests this item be tabled until the October 1, 2020 meeting.

### **3. Text Amendment – Business Associations**

Text amendments to Municipal Code Title IV: Land Use, regarding business associations.

## **IX. COMMISSION AND STAFF COMMENTS**

## **X. ADJOURNMENT**

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 6, 2020**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, August 6, 2020, 5:00 p.m. at Lake Saint Louis Civic Center, Lake Saint Louis, Missouri.

Chairman Buell wanted to make a note that Bill Fridley, who was a long-time member of this Commission and a very important member, has passed away and this will be the first time that his name will not be read and the many wanted to make note of his many contributions to this Commission, to the City and my thoughts are with Mary and his family.

**ROLL CALL:**

Chairman Pearson Buell called the meeting to order. Present: Commissioners Glen Heiman, Tom Mispagel, Dominique Stoddard, Alderman John Pellerito and Mayor Kathy Schweikert. Absent: Commissioners Rhonda Ferrett and Tom O'Connor. Also present: Louis Clayton, Director of Community Development, Matt Kuelker, Senior Project Manager, and Brenda Cueller, acting as recording secretary.

**PUBLIC COMMENT:**

There were no comments made, the meeting continued.

**APPROVAL OF AGENDA:**

**MOTION TO APPROVE AGENDA:**

Vice Chairman Mispagel made a motion to approve the August 6, 2020 regular meeting agenda. The motion was seconded by Commissioner Heiman and the motion carries.

**MOTION TO APPROVE THE AUGUST 6, 2020 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES:** June 4, 2020

**MOTION TO APPROVE MINUTES:**

Vice Chairman Mispagel made a motion to waive the reading of the minutes from the June 4, 2020 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Mayor Schweikert and the motion carries.

THE MINUTES FROM THE JUNE 2, 2020 PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

**PUBLIC COMMENT:**

There were no comments, the meeting continued.

**PUBLIC HEARING – OTHER BUSINESS:**

**1. Freymuth Road – Lake Pointe**

Extension of Validity: Consideration of a request by Lisa G. Bulczak, Lutheran Senior Services, for a 12-month extension of the site plan approval associated with the construction of a senior living facility to be known as Lake Pointe.

Louis Clayton, Director of Community Development, stated the applicant requested a 12-month extension of their Site Plan period of validity to expire on September 3, 2021. Mr. Clayton noted the Site Plan was approved on September 3, 2013 and have requested five extensions since that approval. He noted according to the applicant, no changes are proposed to the approved Site Plan. The extension request is related to their marketing and financial efforts.

The Commission discussed the request history and noted any future extension requests will need to be verified.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman Mispagel made a motion to recommend approval to the Board of Aldermen a 12-month extension of the Site Plan period of validity, to expire on September 3, 2021. The motion was seconded by

Commissioner Heiman and the motion passes.

MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN A 12-MONTH EXTENSION OF THE SITE PLAN PERIOD OF VALIDITY, TO EXPIRE ON SEPTEMBER 3, 2021 IS HEREBY APPROVED, AS NOTED ABOVE.

**PUBLIC HEARING – NEW BUSINESS:**

**1. 118 Hannahs Mill Drive and 122 Hannahs Mill Drive – Mill Creek Subdivision**

Preliminary Subdivision Plat and Final Subdivision Plat: Consideration of a request by McBride 76B LLC, applicant/owner, to increase the size of Lot 19 (118 Hannahs Mill Drive) from 10,621 square feet to 12,197 square feet and to decrease the size of Lot 20 (122 Hannahs Mill Drive) from 14,349 square feet to 12,773 square feet by adjusting the location of the shared side property line.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above-noted topic.

Tanya Dietz with Bax Engineering stated we are asking approval of a boundary adjustment.

Louis Clayton, Director of Community Development, stated both lots are vacant and owned by McBride. The boundary adjustments request will increase Lot 19 from 10,621 square feet to 12,197 square feet and decrease Lot 20 from 14,349 square feet to 12,773 square feet by adjusting the shared side property line. Mr. Clayton said the applicant has submitted the revisions requested on the plat and recommends approval as submitted.

Public Hearing closed.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman Mispagel made a motion to recommend approval of the

Preliminary Subdivision Plat and Final Subdivision Plat to the Board of Aldermen as submitted. The motion was seconded by Commissioner Heiman and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY SUBDIVISION PLAT AND FINAL SUBDIVISION PLAT TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

**2. 4009 Hwy 40/61, 100 and 110 Freymuth Lane – Windsor Park Subdivision**

Final Subdivision Plat: Consideration of a request by Windsor Park, LLC, applicant/owner, for approval of Final Subdivision Plats for Windsor Park Subdivision Plat 1 consisting of 26 single-family residential lots and Windsor Park Subdivision Plat 2 consisting of 35 single-family residential lots.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Jeff Moon with Bax Engineering stated they were requesting approval of the Final Subdivision Plats 1 and 2.

Mayor Schweikert asked if there were any changes from the Preliminary Plat.

Mr. Moon stated there were no changes.

Louis Clayton, Director of Community Development, Staff recommends approval of the request as submitted.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the proposed Final Subdivision Plats to the Board of Aldermen as submitted. The motion was seconded by Mayor Schweikert and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE PROPOSED FINAL SUBDIVISION PLATS TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

**3. Ronald Reagan Drive – Dierbergs**

Zoning Amendment and Preliminary Development Plan: Consideration of a request by Dierbergs Lake Saint Louis, LLC, applicant/owner, for construction of an 88,858 square-foot multi-tenant commercial development including a 70,848 grocery store known as Dierbergs Markets; and, amendments to the Detail to Development Standards for the Shoppes at Hawk Ridge as it relates to building setbacks and signage.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Brent Beumer, Vice President of Real Estate, Dierbergs Markets, Inc., introduced their team: Drew Bextermueller, Director of Real Estate, Dierbergs Markets, Jon Hill, Director of Development & Construction, Dierbergs Markets; Mark Martin, Senior Director of Development & Construction, Dierbergs Markets; are all in a conference room ready to answer questions. Jack Reynolds, Principal, CASCO (Civil Engineering) site development; Aubrey Armstrong, Project Manager, CASC lead person architectural design; Johnathan Deves with CBB impact study; Chris Ake, Baxter Farms did landscaping plan.

Mr. Beumer stated the Dierbergs' family history as a grocery and retail store. He said there has been a lot of residential development in the area noting the timing was right to move forward with the development plan. He discussed the development plan noting the detention area is shared which serves a significant portion of the development, site is 11.11 acres in size. First phase is Building A, 8,118-square-foot retail space. Building B 70,848-square-foot Dierbergs full service grocery store. Building C is north of Dierbergs and will be retail/service at almost 10,000 square feet. Mr. Beumer stated on the eastern portion they are asking for future Building D approximately 6,560-square-foot and Building E approximately 4,500-square-foot in the Second Phase. Orf Road would be signalized in

CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 6, 2020  
(JOURNAL & MINUTES)

connection with roadway improvements to allow increase of traffic generated. Mr. Beumer discussed the roadway and right-of-way to reconstruct Orf Road. He noted the bike path would be on the

Mr. Beumer, stated a couple of variances are being requested. The rear property line setback from 30 feet to 24 feet and variances regarding signage for proposed Monument Signs. Mr. Beumer discussed the one sided electronic message board sign would be placed at the southwest corner of Ronald Reagan Drive and Orf Road and the other monument sign would be two-sided and placed at the northwest corner of Ronald Reagan Drive and Pond Fort Trail. He stated the sizes and the proposed design will need to have a variance. Mr. Beumer discussed the details of the signs.

Public Hearing closed

The Commission discussed the signage and lighting.

Jeff Moon, Bax Engineering, said the goal is to have the store opened in late 2021.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the Preliminary Development Plan to the Board of Aldermen with the condition listed in the staff report and to recommend approval of amendments to the Detail to Development Standards for The Shoppes at Hawk Ridge to the Board of Aldermen as submitted. The motion was seconded by Commissioner Heiman and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED IN THE STAFF REPORT AND TO RECOMMEND APPROVAL OF AMENDMENTS TO THE DETAIL TO DEVELOPMENT STANDARDS FOR THE SHOPPES AT HAWK RIDGE TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

#### **4. Freymuth Lane – Hawk Ridge Senior Living**

Site Plan Review: Consideration of a request by LSL Land Company, LLC, applicant on behalf of Balam Properties, LLC, owner, for construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Brad Goss, attorney, stated Dan Barnard, President of Phoenix Real Estate Services, and Jeff Moon with Bax Engineering were present. Mr. Goss said they have seen the comments by residents around the development and met with Trustees of Heritage of Hawk Ridge and Estates of Hawk Ridge. Mr. Goss said the site is zoned “BP” Business Park and a retirement facility is a permitted use. He stated the development is compliant on all regulations.

Jeff Moon, Bax Engineering, stated the site is 8.37 acres with 120 units in five separate buildings. There are two entrances to the site from Hawk Ridge Circle and Freymuth Lane. A parking study was submitted to substantiate the 144 parking spaces being proposed. Mr. Moon said the lighting is appropriate and does not spill over. Color renderings were shown of the buildings with sidewalks around the structures. Tree coverage to be saved is 30%. There was a discussion of the existing tree buffers. A presentation was displayed showing the distance from homes on adjacent properties.

Dan Barnard, Phoenix Real Estate Services, gave an overview of the project. He noted they have been a real estate developer and builder in St. Charles County for 12 years. They have developed 300 apartment units for seniors. Typical demographic of age-restricted is over 60 – 62 can live in development. These developments have mostly women, few couples with ages between 65- to 75-years old. The residents in these facilities have independent living and each household owns one vehicle.

Mr. Barnard discussed the perception people have when they hear “low income” and what the requirements are on their applications. He noted how they maintain the upkeep and safety of their facilities.

The Commission questioned and discussed parking, traffic, monitoring other people living with residents, lighting, and elevation of surrounding area.

Chairman Buell asked if there is subsidy provided for people with lower income and wanted to know the pricing.

Mr. Barnard said their tenants start with a maximum lease for one year. After the first year, it is then month-to-month. This term of renting allows behavior and abiding by the rules easier to enforce. People that live at their facilities cannot exceed an income of \$30,000 per year for single, \$32,000 to \$33,000 per year for couple. None of the tenants are subsidized.

Chairman Buell asked if the clubhouse was common area for activities.

Mr. Barnard stated within each building there is a small gathering area where residents may sit around. The clubhouse has a bigger minor workout area, a social area and meeting space.

Louis Clayton, Director of Community Development, stated the Business Park District allows an adult retirement community as a permitted use and requires approval of a Site Plan Review. Public Works did not require traffic control devices for this site. It is the opinion of staff that the proposed development complies with the applicable requirements of the Municipal Code; proposed development is compatible with adjacent land uses, and the proposed development meets the spirit of the design expectations and details of the "Business/Office Park" land use in the Comprehensive Plan. Staff recommends approval of the proposed Site Plan to the Board of Aldermen with the following conditions:

1. Where the existing trees and vegetation located along the western and northern property lines do not satisfy the minimum depth or density requirements of the required "Condition A" buffer, additional plantings will be required and shall be shown on a revised landscape plan.

CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 6, 2020  
(JOURNAL & MINUTES)

2. The applicant shall pay a cash contribution in lieu of parkland dedication in the amount of \$84,000 in accordance with Section 425.460.F.2 of the Municipal Code, prior to issuance of a building permit.

Steve McFarland, 1004 Hawks Landing Drive, stated his opposition of the development noting concerns with safety, property values, building heights, and proposed development does not fit with the surrounding area.

Heather Richter, 55 Saybridge Manor Parkway, stated her opposition of the development and agreed with Mr. McFarland's concerns. She noted concerns with traffic backup on Hawk Ridge Circle and maintenance of the site.

Dominique Stoddard, 8 Wingspan Court, stated her opposition of the development noting concerns with senior facilities' being permitted in the Business Park District, facility looking like apartments, two-bedroom units offered in a retirement community, development not compatible with area, tree line will not buffer the sight of the development.

Barb Greyson, 1024 Hawks Landing Drive, stated her opposition of the development agreeing with Domonique Stoddard and noting her concerns regarding parking, tree buffer, three-story buildings, lacking architecture, and low income.

Mark Moan, 51 Saybridge Manor Drive, stated his opposition of the development noting concerns with traffic and a low-income project.

Holly Stevenson, 6 Wingspan Court, stated her opposition of the development noting concerns with tree buffer, apartment complex look and who will live there.

Obie Anthony, 15 Pelican Ct, stated his opposition noting concerns with trees, low income housing, crime, traffic, and extra bedroom.

Mr. Barnard stated they have to guarantee compliance. If not, we get tax credits revoked. He stated they would come after him for \$15,000,000. Investors send inspectors to verify compliance. If a tenant is being sneaky,

CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 6, 2020  
(JOURNAL & MINUTES)

immediate eviction.

Becki Willenbrink, 2 Point Oak Court, stated her opposition to the development noting concerns with design, two-bedroom units and enforcement.

Laura Alehult, 116 Saybridge Manor Parkway, stated her opposition to the development noting concerns with month-to-month leases, traffic, lower property value, and design.

Mr. Barnard stated the initial lease is 12 months and then converts to month-to-month after the first year. These units are in high demand and the tenants do not want to break the rules because it is easy to evict.

Jerry Leigh, 16 Oak Bluff Drive, stated his opposition to the development noting concerns with a low-income facility, parking, and traffic.

Lauri Carr, 115 Hannahs Mill Drive, stated her opposition to the development noting the Planning and Zoning Commission and Board of Aldermen should not approve this development.

Matt Fishering, 54 Saybridge Manor Parkway, stated his opposition to the development noting the design looks like apartments, traffic, low-income development, and two entrances.

David Hoff, 102 Woodland Estates Court, stated his opposition to the development noting concerns with property value and better use for that site.

Toni Talmadge, 2156 Hawks Landing Drive, stated her opposition to the development noting their subdivision was submitting a petition.

Henry Bockelman, 1006 Hawks Landing Drive, stated his opposition to the development agreeing this is a wrong fit for the area.

Dominique Stoddard, 8 Wingspan Drive, stated a study needs to be done regarding the environmental impact on the land and around the tributary, creeks, wildlife. Disturbed land around trees will kill them.

CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 6, 2020  
(JOURNAL & MINUTES)

David and Barbara Vogt, 3 Wingspan Court, stated their opposition to the development noting concerns of a three-story, 5 building development.

Chris Clendenin, 12 Pelican Court, stated his opposition to the development noting concerns with quality of life, property value, and traffic.

Kelsey Shaffer, 23 Oak Bluff Drive, stated her opposition to the development noting concerns with traffic, property value, additional housing.

Kelly Kuhlmann, 1010 Hawks Landing Drive, stated her opposition to the development agreeing with her neighbors.

Cameron Ator, 1017 Hawks Landing Drive, stated opposition to the development.

Additional comments and petitions were received up to the meeting date which have been attached.

Public Hearing closed.

The Commission discussed the development noting concerns with density, height, tree line and aesthetics.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman Mispagel made a motion to recommend approval of the Site Plan to the Board of Aldermen with the conditions listed in the staff report. The motion was seconded by Commissioner Heiman. Roll call taken: Ayes: Commissioner Heiman, Alderman Pellerito; Nays: Chairman Buell, Vice Chairman Mispagel, Mayor Schweikert. The motion 2 in favor, 3 against. The motion is not approved.

**MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN TO THE BOARD OF ALDERMEN WITH THE CONDITIONS LISTED IN THE STAFF REPORT IS HEREBY NOT APPROVED, AS NOTED ABOVE.**

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

1. Louis Clayton stated there will be a minor text amendment for the September meeting.
2. Mayor Schweikert wanted to give her condolences regarding Bill Fridley noting his service on the Planning and Zoning Commission and the Planning and Zoning representative on the Development Review Board.

The Commission had further discussions regarding Hawk Ridge Senior Living.

**ADJOURNMENT:**

There was no further business to come before the Planning and Zoning Commission, the meeting was, on motion duly made, seconded and unanimously voted on, adjourned at 8:40 p.m.

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Brenda Cueller  
Serving as recording secretary of the meeting

August 2, 2020

Dear Lake Saint Louis Planning and Zoning Commission,

We would like to express our **Opposition and Concerns** about the proposed Senior Living Facility that LSL Land Company, LLC wants to build. We are homeowners in Hawk Ridge on the Green and are opposed to this development. We have many concerns that include, increased traffic in an already congested area, 3 story units backing up to residential homes, affordable housing in a high priced community resulting in lowering the value of our home. We already have 80 homes going in and several commercial buildings in this area. I understand the need for affordable housing and growth, but do not feel this is location that is best suited for this. We are asking as homeowners and taxpayers that the City protect our community. I am not opposed to development, but feel the City needs to look at what is best for the residents who have already invested in the area. Allowing this type of development will depreciate my home and create more congestion in an area we already have issues with. Please take our concerns into consideration when voting on this.

Thanks,

Carl and Laura Alehult  
116 Saybridge Manor Parkway  
Lake Saint Louis, MO 63367

## Brenda Cueller

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**From:** Donna Daniel  
**Sent:** Tuesday, August 4, 2020 11:16 AM  
**To:** Louis Clayton; Brenda Cueller  
**Subject:** FW: Proposed buildings

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**From:** Kathy Schweikert <[kschweikert@LakeSaintLouis.com](mailto:kschweikert@LakeSaintLouis.com)>  
**Sent:** Monday, August 3, 2020 7:27 AM  
**To:** Donna Hennen <[dfhennen44@gmail.com](mailto:dfhennen44@gmail.com)>  
**Cc:** Mayor & Aldermen <[mayoraldermen@LakeSaintLouis.com](mailto:mayoraldermen@LakeSaintLouis.com)>  
**Subject:** Re: Proposed buildings

Thanks Donna for your email. This topic is on this Thursday's Planning and Zoning agenda for vote, and Board of Aldermen on Monday, August 17th. Both meetings are Zoom due to social distancing.  
Kathy Schweikert

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**From:** Donna Hennen <[dfhennen44@gmail.com](mailto:dfhennen44@gmail.com)>  
**Sent:** Sunday, August 2, 2020, 1:15 PM  
**To:** [kschweikert@lakesaintlouis.com](mailto:kschweikert@lakesaintlouis.com)  
**Subject:** Proposed buildings

I am seriously opposed to the proposed Senior Living Buildings to be built on Hawk Ridge Circle... we do not need any extra vehicles to jam up our roads... Sent from my iPhone

## Brenda Cueller

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**From:** Kathy Schweikert  
**Sent:** Tuesday, August 4, 2020 5:58 PM  
**To:** Tiffany  
**Cc:** Brenda Cueller  
**Subject:** Re: LSL Land Co LLC and Lot 8 Hawk Ridge Business Park

Thanks for your email and comments on the proposed development Tiffany and Ochuko. This will be heard by Planning and Zoning Thursday night at 7 and by the Board of Aldermen on August 17th at 7. Both are Zoom Meetings due to social distancing concerns.

Kathy Schweikert

On Aug 3, 2020 12:43 PM, Tiffany Ekpere <newman.tiffany@gmail.com> wrote:

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Dear Mayor, Board of Alderman, and the Planning and Zoning Commission:

I'm writing to you today with my concerns and opposition of the proposed Senior Living Facility that LSL Land Company, LLC wants to build at the Northwest corner of Freymuth Lane and Hawk Ridge Circle (Lot 8 Hawk Ridge Business Park).

I understand the need for low income housing for seniors and I think there are better places for this that wouldn't have this large of an impact. The intersection and road was not made to accommodate another 120+ vehicles on a daily basis. Safety and traffic are a huge concern for our families living here. This is in addition to the homes at Winsdor Place that are currently being constructed. There are several middle to upper class neighborhoods that would be impacted. The homes in this area are valued at \$400-800K and adding the low income housing would devalue all our property. Lastly, the treeline that would need to be cut back eliminates our residential feel which shields us from the commercial buildings. We don't want to have 5 large 3 story buildings that will set higher than the trees. This will be completely viewable once the leaves fall.

We are seriously concerned with this facility being built so close to our homes.

Sincerely,  
Ochuko & Tiffany Ekpere  
120 Saybridge Manor Parkway

## Brenda Cueller

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**From:** Kathy Schweikert  
**Sent:** Tuesday, August 4, 2020 6:02 PM  
**To:** Jaime  
**Cc:** Brenda Cueller  
**Subject:** Re: Opposition to proposed construction - Senior Living Facility

Thanks Jaime for your email and comments on the proposed development. This will be heard and voted on by Planning and Zoning Thursday night at 7 and by the Board of Aldermen on August 17th at 7 pm. Both are Zoom Meetings due to social distancing concerns.

Kathy Schweikert

On Aug 3, 2020 8:28 PM, Jaime Fishing <jaimefishing@gmail.com> wrote:

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Dear Mayor Kathy Schweikert,

I am sending this email asking that you **not** proceed with the construction of the proposed Senior Living Facility that LSL Land Company, LLC wants to build in the Hawk Ridge Circle (Lot 8 Hawk Ridge Business Park). I am a new homeowner in Lake Saint Louis as of December of 2019 and we fell in love with this subdivision because of the unique placement and solitude in which it sits, the safety because of the slow traffic, and that people want to stay here for years to come. My husband and I intentionally wanted to make a move into an upper class neighborhood where our investment would continue to appreciate in value. The construction that is being proposed simply does not fit with the community that surrounds it and we have concerns.

1. Safety and increased traffic in the area especially after the additional houses are completed behind our neighborhood in Windsor Park Subdivision.
2. The height of the buildings
3. The five individual buildings will be completely viewable once the leaves drop around the building since they will sit higher than our subdivision - again, a complete eye sore in the middle of a neighborhood where people are prideful about their homes and yards.
4. The fact that the apartment complex is for low income residents and they are putting this facility in the middle of an upper class residential area

Building this apartment complex in the middle of an upper class neighborhood is just not sensible or rationale. The taxes that we are paying to live in Lake Saint Louis are more than what it costs for the rent at this apartment for a year...how is this the right place?

I am not against the low income housing in LSL; however, I do not believe that the location you have selected is the right place. I am asking that you not proceed with the construction and to please reconsider the location of this construction for your current residents, your taxpayers, and the people who will continue to keep our city as prestigious as it is today. Our biggest asset is our home, a home that we have both worked really hard for, and I'm asking for you to protect that for me and my family.

Thank you,  
Jaime Fishing  
Homeowner, Hawk Ridge on the Green

## Brenda Cueller

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**From:** Kathy Schweikert  
**Sent:** Tuesday, August 4, 2020 6:18 PM  
**To:** Toni  
**Cc:** Brenda Cueller; Donna Daniel  
**Subject:** Re: Proposed Senior Development

Thank you Toni and Patrick for your comments on the proposed development. This will be heard by Planning and Zoning Thursday night at 7 and by the Board of Aldermen on August 17th. Both are Zoom Meetings due to social distancing.

Kathy Schweikert

On Aug 4, 2020 2:12 PM, Toni Kalish <toni.kalish@gmail.com> wrote:  
Dear LSL Board of Alderman and Planning and Zoning Commission,

It has been brought to our attention that a Senior Development Project will be proposed for Lot 8 Hawk Ridge Business Park. We have many legitimate concerns regarding this type of development and are OPPOSED to this project moving forward. Our concerns include:

1. Increased congestion along the roadways in this are, especially with the new housing development already in progress at Windsor Subdivision along the same road
2. The developer spoke of removing large sections of the tree line which will affect the homes along 2 of the streets in Hawk Ridge Estates
3. Buildings will be viewable from my home when the leaves fall since these buildings will be higher than Hawk Ridge Estates subdivision
4. A majority of the business structures are one or 2 story buildings for this area.
5. This complex is for low income residents which would be surrounded by an upper class residential area, which will lower the value of our homes

We are strongly in OPPOSITION of this project and hope that you consider the voices in our community.

Thank you for your time,

Patrick and Toni Kalish  
4 Wingspan Court  
Lake Saint Louis, MO

## Brenda Cueller

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**From:** Kathy Schweikert  
**Sent:** Tuesday, August 4, 2020 6:13 PM  
**To:** Steve  
**Cc:** Brenda Cueller; Donna Daniel  
**Subject:** Re: proposed Senior Living Facility - LSL Land Company, LLC

Thanks Steve for your email and comments on the proposed development. This will be heard by Planning and Zoning Thursday night at 7 and by the Board of Aldermen on August 17th. Both meetings are going to be Zoom Meetings due to social distancing.

Kathy Schweikert

On Aug 4, 2020 11:32 AM, Steve McFarland <mcfarlands1004@gmail.com> wrote:

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Dear Mayor Schweikert and the Board of Aldermen,

My wife and family are residents of the Estates of Hawk Ridge. Our address is 1004 Hawks Landing Dr. We are **strongly opposed** to the proposed Senior Living Facility put forward by LSL Land Company, LLC. Our objections to this facility are based on the following:

1. **Safety:** The traffic burden that already exists in this area will be further strained by the Windsor Park subdivision. It is not wise now to also add additional congestion to our area with development at the exact point where Hawks Ridge Circle and Freymuth Lane converge.
2. **Property Values of our home are threatened.** The home values of the Estates range from \$450K to \$800K and building such a facility next to our subdivision will threaten the values of our homes. We purchased our home in 2015 for \$645K trusting that LSL Zoning Commission would only support development in our area of comparable homes and offices that would suit the scale and quality of the existing homes. We urge you not to betray this trust.
3. **Other Locations are available.** There are other lots of land along Lake St. Louis Blvd that are for sale and would better suit this facility. Why allow property next to an upper scale home subdivision to be used for this purpose?

4. **Building Heights will overshadow our homes.** The charm of the Estates Subdivision is the forested area in which it sits. Constructing 3 story buildings on an elevated plateau that overlooks our property is bad enough, but cutting down trees that buffer our subdivision to allow such construction is a double insult to those of us who have invested in this LSL property. Please consider the interests of us who have already invested in this area ahead of those who want to now invest in ways that will harm us.
  
5. **Building Heights again!** How can the Zoning Commission entertain a proposal of 5 building of 3 stories each, when the rest of the area contain only 1 and 2 story buildings? I thought after the construction of the MGM building, you were going to k

## Brenda Cueller

---

**From:** Kathy Schweikert  
**Sent:** Tuesday, August 4, 2020 6:07 PM  
**To:** Mark  
**Cc:** Brenda Cueller; Donna Daniel  
**Subject:** Re: Low income senior housing project

Thanks for your comments Mark. I have included Brenda and Donna to note for the record for both P&Z and the Board of Aldermen. Both meetings are Zoom (this Thursday and August 17th) due to social distancing concerns for everyone in attendance.

Kathy Schweikert

On Aug 4, 2020 9:37 AM, Mark Moan <markmoan@hotmail.com> wrote:

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To all,

Again with LSL and it's government and terrible decisions. No one I repeat no one wants a low income project in our neighborhoods. The roads are already crowded and when you add in the 80 houses with the new development it is going to get worse. Then 120 cars in this development, as an old coach used to tell me growing up UB (use brain). We told you what would happen with Freymuth when you approved the subdivision, you didn't listen, you mocked us and didn't care, but who was right certainly not you guys or your engineers, don't make the same mistake again. Just do your jobs and protect the residents who are already residents here. I did not move here to live next to low income housing. If you want low income housing put it next to the prison barracks that you approved next to the mall.

Sincerely Mark Moan

## Brenda Cueller

---

**From:** Kathy Schweikert  
**Sent:** Tuesday, August 4, 2020 6:22 PM  
**To:** William  
**Cc:** Brenda Cueller; Donna Daniel  
**Subject:** Re: Adult living

Thank you William for your comments and email on the proposed development. This will be heard by Planning and Zoning Thursday at 7 and by the Board of Aldermen on August 17th at 7. Both meetings are Zoom Meetings due to social distancing concerns.

Kathy Schweikert

On Aug 4, 2020 2:36 PM, William B Wolfmeyer <wwolfmeyer@gmail.com> wrote:  
I am strongly object having Adult living-Apartment being built .

1. Safety and increased traffic in the area especially after the additional houses are completed behind our neighborhood in Windsor Park subdivision.
2. The height of the buildings since all the rest are 1 or 2 story buildings in the circle with the exception of the MGM building. Great Southern Bank and the new professional business park will all be 1 story buildings.
3. The 5 individual buildings will be completely viewable once the leaves drop around the building since they will sit higher than our subdivision.
4. The fact that the apartment complex is for low income residents and they are putting this facility in the middle of an upper class residential area.

William Wolfmeyer  
5wingspan Court  
Lake St Louis Mo 63367

Sent from my iPhone

## Brenda Cueller

---

**From:** Kathy Schweikert  
**Sent:** Wednesday, August 5, 2020 4:59 PM  
**To:** Karen Hart  
**Cc:** Brenda Cueller; Donna Daniel; Mayor & Aldermen  
**Subject:** Re: Proposed Senior Apartment Complex

Hi Karen,

Thanks for your email and phone call. Sorry I couldn't speak with you on the phone. Our line was down and I needed to wait by my cell for the Century link technician. Phone line is hopefully fixed and I just picked up your message. This will be heard at Planning and Zoning tomorrow evening. It's a Zoom Meeting starting at 5 pm although there are 2 other items before these senior apartments. Residents may make Public Comment in the Zoom Meeting before P&Z takes a vote. It then goes before the Board of Aldermen for a vote on August 17th which is also a Zoom Meeting at 7 pm. There is also Public Comment at that meeting. These are being held Zoom due to social distancing requirements. I am passing on your comments for P&Z and Board of Aldermen. Let me know if you would still like to talk further - I have noted all of your concerns.

Kathy Schweikert

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**From:** Karen Hart <karen.hart1100@gmail.com>  
**Sent:** Wednesday, August 5, 2020, 2:26 PM  
**To:** kschweikert@lakesaintlouis.com  
**Subject:** Proposed Senior Apartment Complex

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Mayor Schweikert,

I wanted to write to you regarding the proposed apartment complex at the corner of Freymuth. I live further down the road, 22 Oak Bluff Dr. We purchased our home 2 years ago and have worked very hard to improve the interior and exterior. We bought a very neglected 35 year old home, that had seen no updates in its 35 years. We made the leap to purchase this home because we believed in the long run it would be a good investment. We have worked so incredibly hard to update our home these past 2 years. We have people driving by, rolling down their windows, to tell us thank you for improving our home so very much.

And that is why I am absolutely SICK at the thought of a low income apartment complex being proposed for that spot. I am especially disturbed at the thought of a 3 story building going in. Actually, 4-5 of those buildings going in. That isn't even taking in to consideration all of the cars and parking lot. That is NOT the vision I had when we first considered buying this home.

I'll be honest, I was of the impression that those in charge of Lake St. Louis were going for an upscale luxury lake type living. And I don't see how putting multiple 3 story buildings within a nice residential area fits that model. I've run this proposal by quite a few friends and family and all of them (100%) were equally as surprised it would even be a possibility.

I would never have considered this home if the apartment complex was already there. I wouldn't have even driven past it to look at this house. And that leads me to say that I do not think it's fair to those of us already living here to have something so out of character to even be considered.

I am 53 and my husband is 56, we don't have anything against senior housing. HOUSING. That is very different than an apartment complex.

Please consider the opinions of all of us that will be directly affected by this apartment complex.

Thank you very much for your time and consideration,

Karen and Mark Hart  
22 Oak Bluff Dr.  
Lake St. Louis, MO 63367  
314-297-6266 (Karen)  
314-276-9675 (Mark)

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 8:05 AM  
**To:** Brenda Cueller  
**Cc:** Mike & Dominique Stoddard  
**Subject:** Signed Petition  
**Attachments:** IMG\_20200806\_0002.pdf

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Brenda,

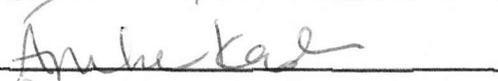
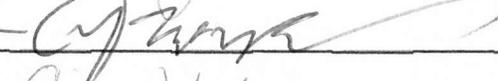
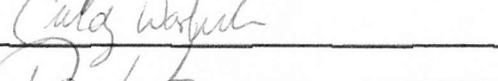
Please find attached a signed petition by the residents of the Estates of Hawk Ridge requesting that the Planning and Zoning Commission AND the Board of Alderman not approve the proposed senior living facility on Lot 8 of Hawk Ridge Circle.

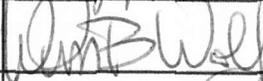
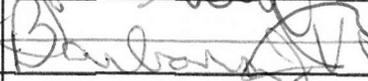
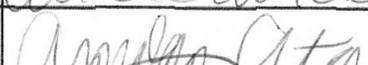
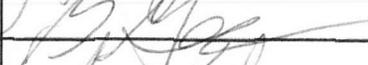
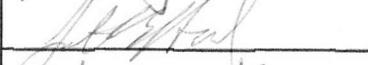
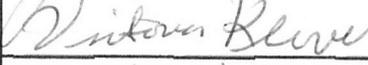
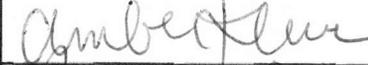
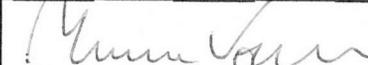
Thank you,

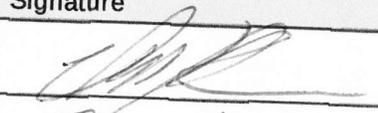
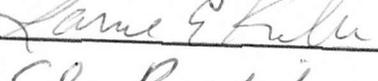
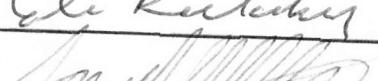
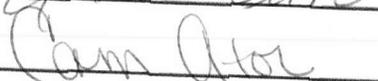
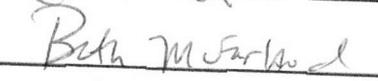
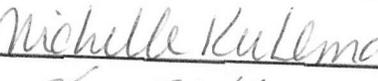
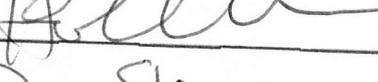
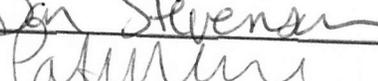
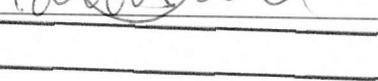
Traci Schreiber  
Estates of Hawk Ridge HOA Trustee and resident

## Petition Opposing the Construction of Adult Retirement Community On Lot 8 of Hawk Ridge Business Park and Golf Course in Lake St. Louis, MO

Petition summary and background	We, the undersigned, are opposed to the proposed construction of an "Adult Retirement Community" consisting of 120 dwelling units in five buildings and related site improvements, located at the Northeast corner of Freymuth Lane and Hawk Ridge Circle (Lot 8 of Hawk Ridge Business Park and Golf Course). The proposed development will have an adverse impact on the property values of existing and future homeowners and does NOT meet the standards set forth in Section 410.640 – Conditions of Use of the City of Lake St. Louis Land Use Codes. Due to the proximity to nearby residences and the development's elevation being much higher than that of neighboring subdivisions, its location and size will have an immediate negative impact on surrounding neighborhoods. The increase in the sheer volume of vehicles will be detrimental to the surrounding traffic flow, pedestrian safety, and wildlife in the area. Environmental Impact Studies need to be conducted to determine the effects on the environment, creeks, lakes, and streams. There is a need for Senior Living Facilities, but this is not the appropriate location to fill that void.
Action petitioned for	We, the undersigned concerned residents, urge our City leaders to reject the proposed construction of an Adult Retirement Community on Lot 8 of Hawk Ridge Business Park and Golf Course.

Printed Name	Signature	Address	Date
David K. Schreiber		1011 Hawk Landing Dr.	8/5/20
Chris Clendenin		12 Pelican Court	8/5/20
Anne Kae		14 Pelican Ct	8/5/20
Obie Anthony		15 Pelican Ct	8/5/20
Steve McFarland		1007 Hawks Landing Dr	8/5/20
Cindy Washeck		9 Wingspan Ct	8/5/20
Dan Washeck		9 Wingspan Ct	8-5-20

Printed Name	Signature	Address	Date
Jenni Votruba		7 Wingspan Ct	8/5/20
William B Wolfmeyer		5 Wingspan Ct	8/5/20
Yoland Skelton		" "	" "
<del>Jessie Wolfmeyer</del>	<del></del>	<del>3 Wingspan Ct</del>	<del>8/5/20</del>
Robert Sawicki		1021 Hawks Landing	8/5/20
Carol Sawicki		1021 Hawks Landing	8-5-20
Amber Aitor		1017 Hawks Landing	8-5-20
NATHAN VOORHEES		1025 Hawks Landing	8/5/20
Andrey Varnes		1025 Hawks Landing Dr	8/5/2020
Barbara Greyson		1024 Hawks Landing Dr.	8/5/2020
Justin Honel		1024 Hawks Landing Dr.	8/5/2020
Victoria Kluever		1022 Hawks Landing Dr	8/5/2020
Amber Kluever		1022 Hawks Landing Dr.	8/5/2020
Michael Salamone		1022 Hawks Landing Dr	8/5/2020
Ashley Kluever		1022 Hawks Land Dr.	8/5/2020
MARY J. PERKINS		1019 Hawks Landing Dr.	08/05/2020

Printed Name	Signature	Address	Date
CHARLES T. PERKINS		1019 HAWK LANDING DR.	08/05/2020
David J Vogt		3 Wingspan Ct	8/5/2020
Barbara J Vogt		3 Wingspan Pt	8-5-2020
LANCE KADEN		16 PELICAN CT	8-5-20
Cde Rieckeberg		16 Pelican	8-5-20
Jared White		1018 Hawks Landing	08/05/20
Robi White		1018 Hawks Landing	8/5/2020
Andrew White		1018 Hawks Landing	8/5/20
Ann Ator		1017 Hawks Landing Dr	8/5/2020
Cam Ator		1017 Hawks Landing Dr	8/5/2020
Beth McFarland		1004 HAWKS LANDING DR.	8/5/2020
Michelle Kuhlmann		1010 Hawks Landing Dr.	8/5/2020
Kelly Kuhlmann		1010 Hawks Landing Dr.	8/5/2020
Hollie Stevenson		6 Wingspan Ct.	8/5/2020
Dan Stevenson		6 Wingspan Ct.	8/5/2020
Pat KACIS H		4 Wingspan Ct	8/5/2020

Printed Name	Signature	Address	Date
Toni Kalish	Toni Kalish	4 Wingspan Ct	8/5/2020
Colin Kalish	Colin Kalish	4 Wingspan Ct	8/5/2020
Sabrina Clemenin	Sabrina Clemenin	12 Pelican Court	8-5-20
Shirley Clemenin	Shirley Clemenin	12 Pelican Ct	8-5-20
TRACI Schreiber	Traci Schreiber	1011 Hawks landing DR	8/5/20
Dominique Stoddard	Dominique Stoddard	8 Wingspan Ct.	8/5/20
Michael Stoddard	Michael D Stoddard	8 WINGSPAN CT	8/5/20
Madison Stoddard	Madison Stoddard	8 Wingspan Ct	8/5/20
Brett Schreiber	Brett Schreiber	1011 Hawks landing DR	8/5/20
Brooke Schreiber	Brooke Schreiber	1011 Hawks landing DR	8/5/20

43

## Brenda Cueller

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**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 8:05 AM  
**To:** Brenda Cueller  
**Cc:** Mike & Dominique Stoddard  
**Subject:** Signed Petition  
**Attachments:** IMG\_20200806\_0002.pdf

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Brenda,

Please find attached a signed petition by the residents of the Estates of Hawk Ridge requesting that the Planning and Zoning Commission AND the Board of Alderman not approve the proposed senior living facility on Lot 8 of Hawk Ridge Circle.

Thank you,

Traci Schreiber  
Estates of Hawk Ridge HOA Trustee and resident

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:29 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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Charles T. and Mary J. Perkins  
1019 Hawks Landing Dr.  
Lake St. Louis, MO 63353  
636-265-2528

August 03, 2020

Kathy Schweikert, Mayor  
Gary Turner, Ward 1 Alderman  
Gary Torlina, Ward 1 Alderman  
Karen Vennard, Ward 2 Alderman  
Mike Potter, Ward 2 Alderman  
Jason Law, Ward 3 Alderman  
John Pellerito, Ward 3 Alderman

RE: proposed Senior Living Facility via LSL Land Company, LLC

Dear Madams / Sirs:

This letter is intended to voice our adamant opposition to the referenced senior living facility being proposed in our neighborhood.

Me and my husband spent the last 27 years in Louisiana, Missouri. Louisiana is a picturesque, historic, river town that sits on the banks of the beautiful Mississippi about 35 miles South of Hannibal, MO. Our years there were spent building a business that would secure our future retirement when the time came. We owned and operated an open, steel, trailer manufacturing business that we grew from 7 employees to 50. Fortunately, in November of 2019 we were able to sell our established business to the 2<sup>nd</sup> largest trailer manufacturing company in the United States thus allowing us to retire. We knew about 3-4 years ago that our retirement was (hopefully), around the corner and that is when we started making plans. Plans of finding a new place to live that would be close to the St. Louis international airport, not have acres of land that had to be maintained, a neighborhood with caring and open neighbors, a neighborhood that echoed the safety and tranquility of our little river town. When we were shown the neighborhood of Heritage of Hawk Ridge, we knew we had found what we were looking for plus a bonus; golf course, pool, clubhouse, and activities. After living in Heritage for a

while we knew that our house was too small for us. That is when we purchased our house in Estates of Hawk Ridge and we could not be happier! We were/are so enthralled with the area that we have moved both of our parents into Heritage of Hawk Ridge so that we can watch over them as they age.

After learning about the proposed senior living facility, we realize our tiny slice of “small-town” life will be changed forever. We urge you to consider the following:

- 1) Safety of children and the elderly. The amount of increased traffic in the area will be an additional safety risk to the children who play outside, and the elderly who utilize our beautiful neighborhoods for exercise. Keep in mind we will already be dealing with increased traffic when the Windsor Park subdivision is completed.
- 2) The height of the proposed buildings is 3 story. All the other buildings in Hawk Ridge circle are 1 or 2 story (less MGM building). The additional height of proposed structures, along with the location, will impede the view of many in our community.
- 3) The nature of the senior living facility (apartment complex), does not fit in with the established neighborhoods. Additionally, the financial requirements for said apartments are not in-line with surrounding properties.
- 4) Protecting home values. It is imperative to protect the home values in our neighborhoods for the prosperity and longevity of all.

In closing, we hope that you will consider our concerns, along with the many other residents in our neighborhoods, who oppose this proposed project. Let’s keep the little slice of “small town” life alive and flourishing in our area.

Thanking you in advance for your ears to our concerns.

Be well,

Charles T. and Mary J. Perkins  
1019 Hawks Landing Dr.

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:18 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton  
**Subject:** oppose senior facility

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Attn: Planning and Zoning Commission; Board of Alderman; and other related parties

As a home owner that resides in The Estates of Hawk Ridge, I am writing to express my concerns and opposition to the proposed construction of a senior living facility on Lot 8 Hawk Ridge Business Park.

As I understand it, the zoning for this property is not for such a facility. The height requirements also exceed the current maximum of 1-2 stories tall. There are reasons for such zoning, as to protect the surrounding area that is already developed. Some of the houses in the Estates of Hawk Ridge will look directly at this facility. When the leaves are not on the trees, this complex will be in their direct line of vision.

This facility will negatively impact resale of homes in this area. The houses surrounding the proposed building site are very nice homes with a market value range of \$450K-\$800K. The curb appeal of a low income apartment (senior living) complex does not parallel to the single family homes in our neighborhood.

There are several building construction projects underway now, that will add traffic congestion to this area. The addition of another project, with the potential of another 175 cars, will cause more congestion and safety issues in the area. The safety of the senior residents could be at risk due to the poor access to the proposed site. There is only one entry point to this location.

I am also concerned with the potential for an increase in crime due to a low income apartment (senior living) complex so close to nice houses. This complex will also allow others to reside in this facility that could have a negative safety impact on the families in our neighborhood.

I believe a better site for this proposal can be found elsewhere in Lake St. Louis.

Katherine Bockelman  
1006 Hawks Landing Dr.

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:25 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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As you have outlined in such an organized manner, I too am very opposed to a multi-unit housing facility being built in this area for various reasons, including:

- Safety of the Residents - In many instances where this type of facility is located, there are increases in crime due to burglaries, etc. This would put the members of our community at risk and would increase the burden on the residents of the City of Lake Saint Louis to help police their neighborhoods through c watch initiatives. Why would the City of Lake Saint Louis put existing residents in prime residential neighborhoods that currently surround this facility at a higher risk for this type of crime and expose them to personal safety risks in the process?
- Adverse Impact to Property Values - Historically, these developments can dilute the value of the surrounding real estate when there is a significant disparity in the value between them. In this case, there would eventually be 130 plus homes, once the new development is completed bordering Freymuth Rd., that would be within a two mile radius or less of the facility whose average value is/will be greater than \$400k very conservatively. The property value decline would be exacerbated by rising crime rates which are inevitable (see previous bulleted item).
- Roads & Infrastructure - Since the parking lot being planned is supposed to accommodate over 100 cars, the potential burden to our infrastructure could be more significant than all of the homes in the Estates of Hawk Ridge and possibly even when considering some of the homes in Saybridge Manor. In many cases, communities fail to anticipate all of the traffic burdens created by a facility of this size since it is difficult to estimate the number of visitors to this size facility which is another risk to our property values and way of life.

I believe that there is an obvious remedy to this problem which would be to locate the planned multi-unit facility closer to an area zoned for commercial businesses that would afford the residents with better access to those places of business. I am very confident that there are many locations within the Lake Saint Louis City limits that would be suitable for the facility, thereby preserving the tax revenue for the city while mitigating most of our concerns about the planned proximity of the facility.

Sincerely,  
Chris & Sherrie Clendenin  
12 Pelican Court  
Lake Saint Louis, MO 63367

## Brenda Cueller

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**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:39 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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To Whom It May Concern,

My name is Barbara Greyson and I live at 1024 Hawks Landing Dr. in Lake St. Louis. I am writing to express my opposition to the plan proposed by LSL Land Company to build a complex of senior living facilities directly behind my home on the Northwest corner of Freymuth Lane and Hawk Ridge Circle (lot 8 Hawk Ridge Business Park).

I strongly oppose the plan because:

- **Oversized Facility:** A 2-3 story complex located on the top of the ridge will loom over our entire neighborhood, literally casting a shadow on our homes. Buildings of the size proposed by LSL Land Company don't fit the scale of any other buildings near our homes. When the leaves fall from the wooded area that will separate our properties from the complexes, the buildings and/or parking lots will be visible significantly in our community changing the nature of our property to be more like an industrial park.
- **Traffic and Scale:** My husband and I have lived in larger cities, and chose to move to Lake St. Louis and purchase a home in Hawk Ridge Estates because it is a quiet, safe, suburban, golf course community free of densely populated apartment-type complexes. Knowing that there was little traffic, we felt it would be a safe neighborhood for our young son. A complex of the magnitude proposed would increase traffic to such an extent that it would completely change the nature of our neighborhood. Traffic will increase making our quiet neighborhood roads much less safe.
- **Runoff and Flooding:** The stream that separates our properties from Lot 8 Hawk Ridge Business Park is already prone to flooding during the Spring months. The addition of the enormous parking lots and other impermeable surfaces proposed will create a tremendous quantity of water runoff, that if directed down the ridge, risks causing major flooding to the entire line of properties on Hawks Landing Drive. Properties such as ours, that have never flooded, will be at risk.
- **Environmental Impact:** We want to see an environmental impact analysis. The wooded area contains wildlife including but not limited to: Hawks, Barred Owls, Eagles, song birds, soft-shelled turtles, box turtles, and deer. The animals that live in this small but active ecosystem will be displaced and/or killed.
- **Neighborhood Fit:** Our neighborhood is populated with single family homes with yards and garages. In all of the surrounding communities, there are no high density housing facilities such as the one proposed. It just doesn't make sense to have anything of the magnitude being proposed in our quiet neighborhood.

**Bottom Line:**

There are other available and better suited properties nearby without these issues. We are not opposed to growth or progress but on Hawk Ridge Trail, for example, there is land in walking distance of shopping, groceries, and entertainment. A larger complex, like the one you are proposing, makes more sense in a commercially active space like that one.

Sincerely,

Barbara Greyson

1024 Hawks Landing Dr.

Lake St. Louis, MO 63367

[bgreyson@hotmail.com](mailto:bgreyson@hotmail.com)

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:37 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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To Whom It May Concern,

I live at 1024 Hawks Landing Dr. in Lake St. Louis. I am writing to express my strong opposition to the plan proposed by LSL Land Company to build a complex of senior living facilities directly behind my home on the Northwest corner of Freymuth Lane and Hawk Ridge Circle (lot 8 Hawk Ridge Business Park).

I strongly oppose this plan because:

- **Oversized Facility:** The proposed monolithic apartment complex is completely out of scale with our small neighborhood of single family homes.
- **Traffic:** adding hundreds of cars to this small community is going to drastically increase traffic and decrease safety.
- **Runoff and Flooding:** There is a stream that separates our properties from Lot 8 Hawk Ridge Business Park, the addition of the enormous parking lots and other impermeable surfaces proposed will create a tremendous quantity of water runoff, that if directed down the ridge, risks causing major flooding to the entire line of properties on Hawks Landing Drive. Properties such as ours, that have never flooded, will be at risk.
- **Environmental Impact:** We want to see an environmental impact analysis
- **Neighborhood Fit:** Our neighborhood is populated with single family homes with yards and garages. In all of the surrounding communities, there are no high density housing facilities such as the one proposed. It just doesn't make sense to have anything of the magnitude being proposed in our quiet neighborhood.

**To summarize,** high density housing doesn't make any sense in our quiet golf course community. There are plenty of other options and other land nearby, closer to shopping like Lowe's, Walmart, restaurants, etc.

Thank you,

Justin Hanel

1024 Hawks Landing Dr.



## Petition Opposing the Construction of Adult Retirement Community On Lot 8 of Hawk Ridge Business Park and Golf Course in Lake St. Louis, MO

Petition summary and background	We, the undersigned, are opposed to the proposed construction of an "Adult Retirement Community" consisting of 120 dwelling units in five buildings and related site improvements, located at the Northeast corner of Freymuth Lane and Hawk Ridge Circle (Lot 8 of Hawk Ridge Business Park and Golf Course). The proposed development will have an adverse impact on the property values of existing and future homeowners and does NOT meet the standards set forth in Section 410.640 – Conditions of Use of the City of Lake St. Louis Land Use Codes. Due to the proximity to nearby residences and the development's elevation being much higher than that of neighboring subdivisions, its location and size will have an immediate negative impact on surrounding neighborhoods. The increase in the sheer volume of vehicles will be detrimental to the surrounding traffic flow, pedestrian safety, and wildlife in the area. Environmental Impact Studies need to be conducted to determine the effects on the environment, creeks, lakes, and streams. There is a need for Senior Living Facilities, but this is not the appropriate location to fill that void.
Action petitioned for	We, the undersigned concerned residents, urge our City leaders to reject the proposed construction of an Adult Retirement Community on Lot 8 of Hawk Ridge Business Park and Golf Course.

Printed Name	Signature	Address	Date
Lana Proemsey	<i>Lana Proemsey</i>	2125 Hawks Landing	8-5-20
Shirley Butler	<i>Shirley Butler</i>	2163 Hawks Landing	8-5-20
Kathleen Loesch	<i>Kathleen Loesch</i>	215 Pigeon Dr	8-5-20
THOMAS FINLAY	<i>Thomas Finlay</i>	354 MYNARDR	8-5-20
MARCIA Finlay	<i>Marcia Finlay</i>	354 Myrna Dr LSL	8-5-20
Sandy Kraft	<i>Sandy Kraft</i>	95 Song Sparrow	8-6-20
Patsy Markovich	<i>Patsy Markovich</i>	741 Harrier Ct	8-6-20

Printed Name	Signature	Address	Date
ANNELES SCHUBERT	Annelies Schubert	534 OWL'S PERCH DR	8-5-20
DENNIS GOWAN	Dennis Gowan	329 Seahawk Dr	8-6-20
Dottie Gowan	Dottie Gowan	329 Seahawk Dr	8-6-20
Galen Brun	Galen Bird	660 Parkwood east Dr	8-7-20
Jane A. Harrison	Jane A. Harrison	586 Owls Perch Dr.	8-6-20
Robert G. Harrison	Robert G. Harrison	586 Owls Perch Dr.	8-6-20
Barbara A. Belt	Barbara A. Belt	81 Song Sparrows Dr	8-6-20
Patsy Ruchala	Patsy R. Ruchala	349 Myrna Dr	8-6-20
Roger Ruchala	Roger Ruchala	349 Myrna Dr	8-6-20
Barbara Metivier	Barbara Metivier	598 Owls Perch	8-6-20
Steve Metivier	Steve Metivier	598 Owls Perch	8-6-20
Loretta Clay	Loretta Clay	2032 HAWKS LANDING DR	8-6-20
Robert Ament	Robert Ament	2037 Hawks Landing Dr.	8-6-20
Reggie Ament	Reggie Ament	2037 Hawks Landing	8-6-20
Stacy Ament	Stacy Ament	560 Owl Perch	8/6/20

Printed Name	Signature	Address	Date
MARY ANN GINARDIO	Mary A. Ginardio	1737 HARRIER CT.	8/6/20
CYNTHIA BASS	Cynthia Bass	609 FALCONCREST	8/6/20
Marybelle Eggers	Marybelle Eggers	429 Barn Swallow	8/6/20
Donna Boetz	Donna Boetz	334 Myna Drive	8/6/20
RONALD BRETZ	Ronald Bretz	334 myna Dr.	8/6/20
HARRY VELLINES	Harry Vellines	603 FALCONCREST DR	8/6/2020
FRANCOIS BOSTOFF	Francois Bostoff	2031 HAWKS LANDING DR	8/6/2020
ELVIRA JOHNSON	Elvira Johnson	2208 Hawks Landing Dr	8/6/20
Cynthia Aderman	Cynthia Aderman	313 Myna Dr.	8/6/20
JUDY POROPAT	Judy Poropat	42 JAWAN	8/6/20
Cheryl Kuffel	Cheryl Kuffel	2064 Hawks Landing	8/6/20
Sonia Ahn	Sonia Ahn	604 Falconcrest Dr	8/6/20
John Ahn	John Ahn	604 Falconcrest Dr	8/6/20
ANDREA PEBLES	Andrea Pebles	83 SONG SPARROW	8/8/20
ROBERT SPERL JR	Robert Sperl	83 SONG SPARROW	8/6/20
LINDA BIRD	Linda Bird	660 FALCONCREST DR	8/6/20



## Brenda Cueller

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**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 1:13 PM  
**To:** Brenda Cueller  
**Subject:** Heritage of Hawk Ridge signed petition  
**Attachments:** IMG\_20200806\_0003.pdf

This sender is trusted.

Brenda,

Please find attached a partial list of the residents in Heritage of Hawks Ridge that oppose the proposed senior living facility on Lot 8 on Hawk Ridge Circle. There will be more signatures coming that will be uploaded prior to the Board of Alderman meeting on 8/17/2020.

Thank you,  
Traci Schreiber

## Brenda Cueller

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**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:26 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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My name is Michelle Kuhlmann and I am writing to state my opposition to the proposed Senior Living Facility on Hawk Ridge Circle. I have many concerns regarding the proposed development.

First, the land is currently zoned for Business Park and this proposal is for a multi-family residential apartment complex. It is repeatedly referred to as a “senior living facility”, but it is in fact an apartment complex. Other than the minimum age requirement for the individual on the lease, there aren’t any commonalities or services that are typically provided in actual independent senior living facilities, such as common dining, housekeeping, and other on site staff to oversee the residents. In addition, while it may be intended to cater to low income seniors, there aren’t age or occupancy restrictions on who may live with the senior who qualifies for the apartment. This means that as long as the person on the lease meets the minimum age requirement, additional family members can live with them. An apartment complex just doesn’t fit with the Business Park zoning of the land, even if there is a loophole that allows this on a technicality or misrepresentation of the proposed facility.

Secondly, the proposed construction is for five 3-story apartment buildings to be constructed adjacent to, and in the sight line of, our neighborhood of \$450K-\$800K single family homes. The proposed site sits higher than the adjacent homes and the apartments would be tall enough to be visible from those homes. That visibility becomes even more prominent during the fall and winter when the trees lose their foliage. This fact has a direct negative impact on our property values.

An additional concern is the amount of increased traffic this would generate getting into, and out of our neighborhood. Traffic at the intersection of Hawk Ridge Circle and Freymuth Lane is already going to increase drastically with the construction of the Windsor Park subdivision. An apartment complex with 144 parking spaces at the only access to Freymuth Lane would create greater traffic and safety concerns.

In conclusion, while I understand the need for affordable senior housing, I do not think that the proposed site is the right location for the proposed development. The proposed development doesn’t fit with the current zoning, the surrounding neighborhoods, and would negatively impact the property values of the surrounding homes.

Sincerely,  
Michelle Kuhlmann  
1010 Hawks Landing Dr.

## Brenda Cueller

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**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:34 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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Let me address this in two parts. One to the Zoning board and one to the Alderman. Please understand that my life's work has been in real estate and bringing value into it.

To the zoning board:

This project as planned has a significant effect on the area surrounding the proposed location.

1. At 3 stories it is too high to fit the configuration of the surrounding area and the single story facilities closest to it.
2. Its density is significantly greater than any of the surrounding areas.
3. It does not fit the established zoning practice of gradual change in density and land usage between residential, commercial and industrial.
4. It requires a zoning change which should not be granted due to its effect on every one of the surrounding properties. This change would drastically and deleteriously effect the "front door", "sense of arrival" to each of the surrounding land uses. To take a quality office park, or quality senior living, or higher end single family development and have its front door be high density subsidized housing makes no real estate sense.
5. Traffic from the additional vehicles both onto the circle and onto Freymuth would be severely impacted not only from the residential vehicles but from the service vehicles to the club house. There are far better locations within the city for this type of development rather than this premier front location.

To the Alderman board:

1. In my nearly 50 years of real estate experience I have been hired to consult and testify on behalf of investors in this type of tax subsidized housing. I was called in by the tax beneficiaries when the tax benefits no longer exceeded the operating expense losses. What I found in my consulting was that as the units aged, the pressure continued for the manager to keep them occupied. This resulted in short term occupancies which created higher turn over expenses and the necessity to go to even lower quality residents. As the turnover increased the property maintenance decreased, crime increased, which further increased the turnover resulting in losses to the investors. The investors like time share investors were left with nothing but increased cash calls and deteriorating value. This is not the type of development to put at a premier location in the city. It will not end up being needy older citizens as tenants. It will end up being rapid turnover lower income with dependent young teenage dependents. including all of the police and other services that they will bring. Look at their other developments and you will see that they are located in areas surrounded by poorly maintained lower income single family homes. This type of development does not enhance its area, it diminishes it and then the tax benefited investors get it back and sell it as section 8 subsidized housing just to stop the bleeding. This development would not represent the quality that surrounded it.
2. To put this type of development at the front of one of the doors to the community is a travesty that would become a continual black eye to the City of Lake St. Louis. Please do not let this happen. I have lived in this area

since 1974 and do not want to see it go the way of those areas that I have consulted with. This train wreck can and should be avoided now before it begins.

Thanks

Jerry Leigh  
President  
AMCI Real Estate

## Brenda Cueller

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**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:21 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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Dear Mayor Schweikert and the Board of Aldermen,

My wife and family are residents of the Estates of Hawk Ridge. Our address is 1004 Hawks Landing Dr. We are **strongly opposed** to the proposed Senior Living Facility put forward by LSL Land Company, LLC. Our objections to this facility are based on the following:

1. **Safety:** The traffic burden that already exists in this area will be further strained by the Windsor Park subdivision. It is not wise now to also add additional congestion to our area with development at the exact point where Hawks Ridge Circle and Freymuth Lane converge.
2. **Property Values of our home are threatened.** The home values of the Estates range from \$450K to \$800K and building such a facility next to our subdivision will threaten the values of our homes. We purchased our home in 2015 for \$645K trusting that LSL Zoning Commission would only support development in our area of comparable homes and offices that would suit the scale and quality of the existing homes. We urge you not to betray this trust.
3. **Other Locations are available.** There are other lots of land along Lake St. Louis Blvd that are for sale and would better suit this facility. Why allow property next to an upper scale home subdivision to be used for this purpose?
4. **Building Heights will overshadow our homes.** The charm of the Estates Subdivision is the forested area in which it sits. Constructing 3 story buildings on an elevated plateau that overlooks our property is bad enough, but cutting down trees that buffer our subdivision to allow such construction is a double insult to those of us who have invested in this LSL property. Please consider the interests of us who have already invested in this area ahead of those who want to now invest in ways that will harm us.
5. **Building Heights again!** How can the Zoning Commission entertain a proposal of 5 building of 3 stories each, when the rest of the area contain only 1 and 2 story buildings? I thought after the construction of the MGM building, you were going to keep the building heights more suitable to the area. Please don't allow this to get out of control and spoil the special LSL area in which we all live.

The citizens of LSL trust that decisions made by City of Lake St. Louis Board of Aldermen will meet the needs of the community and at the same time protect the beauty of this special area. That is a challenging duty and we are grateful that you have taken on this responsibility. We hope that you will listen to the voices of those invested in the area who are most impacted and that you will find a more suitable location for this development.

Best regards  
Steve & Beth McFarland

1004 Hawks Landing Dr.  
Lake St. Louis, MO 63367

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:46 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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Thank you for the information.

This project would, no doubt, adversely impact the value of our homes. The reason we paid a premium price and have subsequently invested a large sum of money into our home, is because of the seclusion the subdivision offered. This project, removing the tree line and building 3 story structures would ruin our subdivision's seclusion. The beautiful view from our homes of trees and other similar built housing will be ruined with a view of a low income housing project. This will be devastating to our homes value.

Needless to say, the increased traffic the project would bring to this condensed area, would be another negative impact on the value of our homes. There is currently another subdivision being built directly north and adjacent to ours. The traffic situation is going to have a direct and negative impact on our subdivision when this project is complete. Adding to this, will make the situation much worse. This issue alone is ruining the subdivision we invested in 8 years ago. The reasons we chose the city of Lake St. Louis and this subdivision to live in and invest in, are being slowly stripped away. When does it end?

Their "Senior Living Facilities" are simply low income housing. Another negative impact on our community and market value of our homes. The lack of upkeep and crime associated with these projects are unacceptable.

There are certainly much better and more appropriate locations nearby for this project. The city of Lake St. Louis needs to protect us and the value of our homes.

Thank you,

Dave Schreiber  
1011 Hawks Landing Drive

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 1:44 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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Planning and Zoning and Board of Alderman,

I am requesting that you do not approve the proposed senior living facility on Lot 8. We all know that once construction starts, the tree line WILL be compromised and the very reason that we all chose to live in this particular spot of Lake St. Louis will be lost. We paid a premium for our homes to be located in a quiet out of the way area where we felt safe to raise our families.

Building this senior living apartment complex in the front of our neighborhood just doesn't make sense or fit in with the current single family homes in the area. The 3 story buildings will stick out and overlook every house in our neighborhood becoming an eyesore and create a loss of privacy. This will also affect the sale of homes in the new Windsor Park subdivision just down the road.

We all understand that change is inevitable as we have found in Windsor Park nearby, but as we all worked together, we made sure this new neighborhood was comparable to the single family homes currently in the area.

A 3 story apartment complex does not fit into this area especially when the newest business park next to Great Southern Bank is only allowed to be 1 story structures. There are plenty of other sites further down on Lake St. Louis Blvd. or on Ronald Reagan Dr. that would fit this type of complex and not be a hindrance. Building closer to the shops of Hawk Ridge would allow the people in the apartments easy access to shopping and support the local economy as well. I can bet that no one on the Board of Alderman or Planning and Zoning Commission would be happy with this apartment complex in their front or backyards. We all understand the need for affordable housing for the elderly, but there are much better locations than Hawk Ridge Circle that currently contains small office buildings that do not affect the value of the surrounding homes.

Behind many of our homes, there runs a creek that leads to the lake here in Lake St. Louis. I believe that the construction and run off of the changing landscape would pollute the creek and therefore affect the lake which many people in our city believe is what makes us unique. I would request that an environmental study be completed to see what kinds of damage this development would cause.

I fear that the parking situation will also be an issue. The developer is asking for 144 parking spots currently. Most of the apartments having 2 bedrooms, will require twice the amount of parking that is being requested. Please tell me where they are supposed to park those extra vehicles? There is nowhere to park on Freymuth and Hawk Ridge Circle certainly can't provide extra parking. What we love about our area of Lake St. Louis is that hardly anyone parks in the street, unlike the nearby cities of Wentzville and O Fallon that have parking issues and lined streets of parked cars. We love the openness of the land, the uncongested areas and the

feeling of safety we have here in our neighborhood. These are reasons why we chose Lake St. Louis as our home. We didn't want a cookie-cutter city like those is all around us, we wanted a special place instead.

I request that you oppose the approval of this apartment complex, it doesn't belong in this area.

Thank you,

Traci Schreiber  
1011 Hawks Landing Dr  
Estates of Hawk Ridge HOA Trustee

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:11 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; lakekahuna@gmail.com; Tom Mispagel; rferrett@staffkit.com; tboc@charter.net; Louis Clayton; Mike & Dominique Stoddard; glen\_heiman@att.net  
**Subject:** opposing senior living facility

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Dear Traci:

Excellent communication, and “thank you” since we did not receive the mailed notice. Your summary is spot-on and we do **NOT** want this proposed development in the area zoned for 1-story professional buildings. Professional buildings are right across the street (i.e. Great Southern Bank, and the adjacent new business development), so the area should have similar type development. I am sure there are other areas in LSL that make better sense to have this development.

**Please let the LSL BOA and P&Z Board know that we do NOT want this proposed development and to REJECT this request.**

Sincerely,

David & Barbara Vogt  
3 Wingspan Ct

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:43 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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To whom it may concern:

After being notified about the future project I decided that I need to express concerns that I felt were valid and in accordance with prior Lake Saint Louis policies included with policies/statements outlined in the Lake Saint Louis Architectural Guidelines as shown [HERE](#).

*1) Introduction; Section C, specifically states: Property Values – The project cannot have a known or expected negative affect on the value of neighboring properties.* While studies concerning this issue are mixed in result, I feel there will be legitimate issues concerning resale value of my home.

*2) Section 1; Planning and grading; Section D, specifically states: Trees – Trees must be preserved if possible. 1. No tree four (4) inches in diameter or more, measured two (2) feet above ground level, shall be removed without ACC approval.* This topic is more personal to me. When I built my house in 2016, I needed to remove ONE tree from the back of my lot as it would have been unsafe in the area it was in. When I approached the city, it was a rigorous process and it was expressed to me that this would be a large exception to the rule that has been followed for many years in Lake Saint Louis. After multiple calls, letters and correspondence with the city, I was required to commit to a \$1500 donation to the arborist society in order to obtain authorization to remove it. This standard is obviously not the same for this project which begs the question, who knows who and why is this project not held to the same standard as the residents are held to?

In closing, the residents in Hawks Ridge Estates have been contributing financially and communally to this city for over 20 years. Many of us live along the tree line that will be removed if this project goes forward. Many of those residents built in this wonderful community for a couple of key reasons. One, the high standard for building design and quality and two, they felt this small community would support its residents and not its business interests. On the "About lake saint louis" page, on our city website it states: This City is a "Tree City, U.S.A." Community. I ask, does this statement apply to all projects or is our board being selective in their decision making process?

With respect,

Nathan Voorhees  
1025 Hawks Landing Dr

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:16 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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My name is Phann Vu, and My wife is Kaitlyn Vu. My family opposes this building proposal and strongly recommends that the Planning and Zoning Commission reject this Senior Living Facility by LSL Land Company for the following reasons:

1. Proposed buildings will be aesthetically incongruent with the surrounding neighborhood.
2. Proposed buildings will be too tall, causing loss of privacy to the surrounding neighborhood.
3. Proposed buildings will result in a significant increase of traffic to the area, causing safety concerns.
4. Proposed buildings will result in loss of market value to the homes in the surrounding neighborhood and the city of Lake St. Louis in general.

Thank you for your consideration.

Phann and Kaitlyn Vu  
1020 Hawks Landing Dr.

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:32 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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Thanks for all the research that has gone into this issue. We would definitely appreciate not having this as our backyard view, especially with our new patio and deck that are being built! We have sent emails to Karen Vennard and John Pellerito, as we know them personally.

Thank you!  
Cindy and Dan Washeck

9 Wingspan Ct.

## Brenda Cueller

---

**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:31 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** oppose senior living facility

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Dear Fellow LSL Community Member,

Hello, my name is Jared White. I live with my wife and 2 children in the Hawks Ridge subdivision. We chose this neighborhood and the LSL area for the appealing aesthetics and less crowded / more open feel.

I am concerned with the proposal by the LSL Land Company for a Senior Living Facility at the corner of Freymuth Lane and Hawk Ridge Circle. This development threatens many of the very reasons we chose to live here. It will greatly add to the traffic, crowding, and the aesthetics of the area. I don't expect we won't have building and development in our area, but I do not feel this is the right type of project for this area with the many higher end homes so close by.

Plus our immediate area is already subject to several large building projects, specifically on Freymuth and right off of LSL Blvd by the Great Southern Bank. These projects were disappointing, but we should not continue to add so quickly to the development in this immediate area without first letting these areas build out. It is also concerning that some of the developments by the developer are focused on low income housing.

Please stop this development project of the Senior Living Facility, which we do not believe would be in the best interest of our neighborhood or LSL as a whole.

Thank you for considering our request to NOT APPROVE this project.

Jared White

1018 Hawks Landing Dr.

## Brenda Cueller

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**From:** Estates of Hawk Ridge Trustee <estates.of.hawk.ridge@gmail.com>  
**Sent:** Thursday, August 6, 2020 12:23 AM  
**To:** Kathy Schweikert; gmturnersr@gmail.com; Gary Torlina; Karen Vennard; Mike Potter; Jason Law; John Pellerito; tboc@charter.net; glen\_heiman@att.net; rferrett@staffkit.com; Tom Mispagel; lakekahuna@gmail.com; Louis Clayton; Mike & Dominique Stoddard  
**Subject:** opposed senior facility

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To Lake Saint Louis mayor and constituents,

I am writing you as a member of the Lake Saint Louis community and as a resident that will be most impacted by this senior living facility. The proposal as it stands will cause safety and traffic concerns especially since there is already a large subdivision being built that will substantially increase traffic. There are also concerns regarding the height of the proposed buildings that will tower over the Estates of Hawk Ridge. The property is already elevated and the only barrier are the beautiful trees. The trees provide much needed blockage from noise and view.

Estates of Hawk Ridge homes will be devalued if a facility like this goes through. There was much opposition to the Chateau a few years back and this too will cause much opposition. I am a senior citizen and I do want this project to go through.

Sincerely,  
Y. Sophia Wolfmeyer  
5 Wingspan Court  
Lake Saint Louis, Mo. 63367



# PLANNING & ZONING COMMISSION

## STAFF REPORT

<b>MEETING DATE</b>	September 3, 2020
<b>APPLICANT</b>	City of Lake Saint Louis
<b>APPLICATION TYPE</b>	Text Amendment
<b>SUMMARY</b>	Consideration of text amendments to Municipal Code Title IV: Land Use, regarding business associations.
<b>STAFF</b>	Louis Clayton, AICP, Director of Community Development

### BACKGROUND & SUMMARY

A business association is an entity responsible for the maintenance, improvement and services related to common elements located in a nonresidential subdivision. Business associations are created by and subject to recorded instruments that are established when the land is subdivided.

It has recently come to the City's attention that the business association for the Hawk Ridge Business Park is inactive, and is not maintaining its common amenities, including a landscaped island in Hawk Ridge Circle. The purpose of the proposed text amendment (see Exhibit A) is to establish minimum requirements related to incorporation, governing documents, meetings, and common ground maintenance, which will apply to all business associations, whether they are currently active or inactive.

### STAFF RECOMMENDATION

To **recommend approval** of the proposed text amendments to the Board of Aldermen.

### MOTION

Staff recommends the following motion which can be read verbatim or modified as desired:

*"I move to recommend approval of the proposed Text Amendments to the Board of Aldermen as submitted."*

## EXHIBIT A

*New text is bold.*

Title IV: Land Use

Chapter 415 Subdivision Regulations

### Section 405.170 Business Associations

#### A. Definitions

1. For the purposes of this Section, certain general terms or words used herein are defined as follows, unless the context clearly indicates otherwise:
  - a. **“Business Association”** means an entity developed to manage and maintain a nonresidential subdivision for which there is a declaration requiring a person, by virtue of his ownership of a separate property within the planned community, to pay assessments for share of real estate taxes, insurance premiums, maintenance, or improvement of, or services or other expenses related to common elements and other real estate described in that declaration.
  - b. **“Declaration”** means the recorded instrument, however denominated, subjecting the property within a nonresidential subdivision to covenants, conditions, easements, or restrictions, including providing for the creation of a business association and the maintenance of common ground and common elements, and requiring a member to pay assessments for
    - (1) The maintenance, repair, improvement, or replacement of common ground or common elements in the nonresidential subdivision, or
    - (2) Services or benefits which the member is entitled to receive by ownership of the member’s unit.
  - c. **“Governing Documents”** means the articles of organization or incorporation of the business association filed with the Missouri Secretary of State as the same may be amended, and the bylaws, operating agreement, or other organizational documents of the business association, as the same may be amended.
  - d. **“Member”** means any owner of a unit in a nonresidential subdivision subject to a declaration; excluding, however, a person only having a security interest in, or lien upon, a unit.
  - e. **“Nonresidential Subdivision”** means any subdivision, planned community, or planned development located in a mixed-use or nonresidential zoning district, now or hereafter existing in the City.
  - f. **“Unit”** means any individual real estate parcel or lot in a nonresidential subdivision.

#### B. Declaration

1. The declaration, and any amendment thereto, shall be prepared and recorded in accordance with Section 415.160, *Trust Indentures*, and Section 415.165, *Trust Indentures Content*.
  2. Any declaration, including any amendments thereto, existing as of September 21, 2020, but which have not been recorded with the St. Charles County Recorder of Deeds, must be recorded not later than January 10, 2021.
- C. Incorporation
1. Upon approval of any nonresidential subdivision, if not already provided to the City, the developer thereof shall provide the City with proof that the business association has been organized or incorporated in the State of Missouri.
  2. Upon request by the City, the business association shall provide to the City proof that the business association is in good standing with the State of Missouri.
- D. Governing Documents
1. The governing documents of any business association, as well as any rules or regulations adopted by the business association, including amendments thereto, must be:
    - a. Made accessible to a member upon the request of the member in a reasonably accessible format, including by electronic mail (unless the member has requested a different format);
    - b. Posted in a conspicuous place in a common area in the nonresidential subdivision; or
    - c. Available on an internet website maintained by the business association, where they may be downloaded by a member.
  2. Upon request by the City, the business association will provide the City with a copy of its current governing documents, if any.
- E. Meetings
1. A business association shall hold member meetings at least annually or more frequently as set forth in accordance with the declaration.
- F. Failure to Create or Maintain a Business Association
1. In the event that any now or hereafter existing nonresidential subdivision either fails to have a business association organized or incorporated, or such business association is allowed to be dissolved or otherwise fails to perform the obligations required of it under the declaration, then, in any such event, the following provisions shall apply:
    - a. The members of the nonresidential subdivision shall be responsible for the maintenance, repair, improvement, or replacement of common ground or common elements in the nonresidential subdivision.
    - b. In the event the members of the nonresidential subdivision fail to maintain, repair, improve, or replace the common ground or common elements in the nonresidential subdivision, and, in the reasonable judgment of the City Administrator, such failure results in a violation of the City's Code, then, in such event, the City may make such necessary maintenance, repair, improvements, or replacements, and shall assess the costs

**incurred by the City against the members as provided in the declaration, or if there is no method for assessment provided in the declaration, on a pro rata basis as reasonably determined by the City.**