

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 5, 2019**

The City of Lake Saint Louis Planning and Zoning Commission met on December 5, 2019, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Commissioners Rhonda Ferrett, William Fridley, Tom Mispagel, Tom O'Connor, Alderman John Pellerito, and Mayor Kathy Schweikert. Absent: Commissioners Glen Heiman and Dominique Stoddard. Also present: Louis Clayton, Director of Community Development 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 December 5, 2019 regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion carries.

MOTION TO APPROVE THE DECEMBER 5, 2019 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: October 3, 2019

MOTION TO APPROVE MINUTES:

Vice Chairman Mispagel made a motion to waive the reading of the minutes from the October 3, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Commissioner Ferrett and the motion carries.

THE MINUTES FROM THE OCTOBER 3, 2019 PLANNING AND ZONING

COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – TABLED BUSINESS:

There was no tabled business, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. South Ridge Shoppes

Amended Development Standards: Consideration of a request by Mark Harriman, BFA, Inc. for TAUC Properties LLC, applicant on behalf of Neil Kersten, Manager for SR Development, LLC, owner, to amend the adopted Development Standards for the South Ridge Shoppes Planned Development District as it relates to allowable signage.

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

Mark Harriman, with BFA Engineering, stated the applicant was excited to place a Total Access Urgent Care facility at this location which has great visibility at the site. He noted this type of service is currently not available in the City. Mr. Harriman said because of the location and to make it easily accessible for the public to find, they will need to maintain the character of their building and signs. He explained the sign standards TAUC has maintained and the need for a wall sign on the south building façade.

Jacob Dinkel, with TAUC Properties, explained the type of services TAUC provides and gave a brief history of the business. Mr. Dinkel noted that the service is fast, friendly and affordable healthcare. It was noted the Wentzville location is always busy.

Matt Hrdlicka, with Excel Signs, stated the signs and design of Total Access Urgent Care facilities has been designed to compliment the signage in a way to help people quickly locate the facility. Mr. Hrdlicka

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said the design for the signage is very important and imperative that it can be seen easily. Three sides of the building are allowed signage but the south side is not. He stated they were asking for all four sides of the building to have signage.

Kara Neubauer, with Excel Signs, stated the north, west and east side of the building will be allowed signs because they face a road but not the south because there is no road. Patients will not be able to see the sign until they are up on it at the entrance. She noted timing is of the essence for signage to be displayed on all four sides of the building. Ms. Neubauer said the monument sign matches the building and is not in the Code. She stated the monument sign matches the building that was approved by the Architectural Review Board (ARB).

Louis Clayton, Director of Community Development, stated the applicant is requesting an amendment to South Ridge Shoppes' Development Standards. Mr. Clayton said the Development Standards replace many of the requirements of the City's Municipal Code, including permitted uses, floor area, height, setbacks, parking, drainage, lighting, signage, architectural character, building materials, and landscaping. He noted there is no process to deviate from the Development Standards to approve the signage requested. Mr. Clayton said tenant wall signs are allowed on only front façades and buildings that front on a publicly accepted road. The south building elevation does not front on a public street nor is it the front of the building. The proposed monument sign does not conform to the design and materials required for the South Ridge Shoppes and The Shoppes at Hawk Ridge. Mr. Clayton noted staff's concerns regarding the request for a wall sign on a side elevation without street frontage; the proposed monument sign inconsistencies with the approved design and materials for monument signs. The design and materials for monument signs in The Shoppes at Hawk Ridge and South Ridge Shoppes is to create visual conformity. The property is in a high visible location and will have signage on the west, north and east facades in addition to a two-sided monument sign along Southern Ridge Lane and a two-sided shopping center pylon sign located along Highway N. Mr. Clayton stated staff recommends denial of the proposed amendments to the Board of Aldermen. If the Commission recommends approval of the requested amendments related to the wall signs, staff recommends that the

combined surface area of the proposed wall signs not exceed 260.4 square feet which is the combined amount currently permitted on the west, north and east facades. This would allow a sign to be added to the south façade where it is currently prohibited, while keeping the total amount of signage within current code requirements.

There was a discussion regarding the location, street layouts, visibility and only urgent care in the City.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the proposed amendments to the Development Standards for the South Ridge Shoppes to the Board of Aldermen as submitted. The motion was seconded by Mayor Schweikert and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE AMENDMENTS TO THE DEVELOPMENT STANDARDS FOR THE SOUTH RIDGE SHOPPES TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

- 2. 1 Innovation Circle – National Information Solutions Cooperative (NISC) Site Plan Review:** Consideration of a request by Mark Struckhoff, applicant on behalf of National Information Solutions Cooperative (NISC), owner, for the construction of a 181-space parking lot.

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

Mark Struckhoff, with Bax Engineering, stated the applicant needs additional parking and will place the additional parking in an area approved for a building and parking stalls. He noted NISC has been using over 50 spots at the Von Maur parking garage rooftop. Mr. Struckhoff discussed and displayed the parking lot and trees to be placed regarding utilizing maximum area of shade. He noted the required number of trees to be located in landscaped islands or peninsulas within the parking lot itself will require the applicant to lose five parking stalls. They are requesting to

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place those five trees around the perimeter of the parking lot.

There was a discussion regarding the additional parking stalls, sidewalks, access lighting on poles and survivability of trees planted in islands or peninsulas.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the Site Plan to the Board of Aldermen as submitted. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

Louis Clayton informed the Commission that there will be no meeting in January.

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 7:45 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting