

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 2, 2022**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, June 2, 2022, 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, Brian McKinney, Tom O'Connor, Ken Spoden, Judith Westermann, and Alderman Chris Hinkle. Absent: Commissioner Glen Heiman, Mayor Jason Law. Also present: Louis Clayton, Director of Community Development, and Brenda Cueller, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Vice Chairman O'Connor made a motion to approve the June 2, 2022, regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO APPROVE THE JUNE 2, 2022, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: May 5, 2022

MOTION TO APPROVE MINUTES:

Vice Chairman O'Connor made a motion to approve the minutes from the May 5, 2022, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Ferrett and the motion passes.

THE MINUTES FROM THE MAY 5, 2022, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – OLD BUSINESS:

1. Fountain Grass Drive – Food Truck Garden

Major Site Plan and Special Use Permit

Consideration of a request by Yvonne Merlotti, Seneca CRE, applicant, on behalf of Ravid Lake St. Louis II LLC, property owner, for the construction and operation of a 1.113-acre outdoor recreation facility (food truck garden) and a 1.665-acre public park.

Tabled until the July 7th meeting.

2. 6800 Lake Saint Louis Boulevard – Storage Facility

Major Site Plan, Special Use Permit, and Minor Adjustment

Consideration of a request by Will Scheidt - Pickett, Ray & Silver, applicant, on behalf of 8595 Orf Road LLC, property owner, to construct a storage facility containing 237 self-storage units, 95 outdoor storage spaces, and related site improvements.

Louis Clayton, Director of Community Development, stated the applicant is looking at climate control buildings and will resubmit before next meeting.

Tabled until the July 7th meeting.

PUBLIC HEARING – NEW BUSINESS:

1. 2 Harbor Bend Court – Lakeview Medical Building

Vacation of Rights-of-Way/Easement Plat

Consideration of a request by Jessica Hargrave, Bax Engineering, applicant, on behalf of Dr. Sajjad Baig, property owner, for the vacation of rights, interests, and/or title of the City of Lake Saint Louis in and to an existing easement.

Chairman Buell opened the meeting to a public hearing as duly advertised

in a legal publication on the above noted topic.

Mark Collins with Bax Engineering stated SSM Hospital is purchasing the property and wants the easement released from the City and other utilities to be vacated.

Chairman Buell asked if other utilities have vacated the easement.

Mr. Collins stated they have received some utility vacation easements but not all have been received to-date. He noted that SSM Hospital wants to move forward with some form of commitment.

Louis Clayton, Director of Community Development, stated the applicant was requesting a vacation of a 1,605-square-foot utility easement that is partially located under the existing building. The application complies with applicable requirements in the Municipal Code and satisfies review criteria for a vacation of rights-of-way/easement plat.

Dr. Sajjad Baig said he was asking for the easement vacation to move forward with the sale.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman O'Connor made a motion to recommend approval of the application for vacation of rights-of-way/easement plat as submitted to the Board of Aldermen. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATION FOR VACATION OF RIGHTS-OF-WAY/EASEMENT PLAT AS SUBMITTED TO THE BOARD OF ALDERMEN IS HEREBY APPROVED, AS NOTED ABOVE.

- 2. 262 Dauphine Drive – Cathy Koviak Plat One Resubdivision of Lot 1**
Vacation of Rights-of-Way/Easement Plat
Consideration of a request by Richard Shoaf, applicant/property owner, for the vacation of rights, interests, and/or title of the City of Lake Saint Louis in and to an existing easement.

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

Richard Shoaf stated all utilities have been vacated.

Louis Clayton, Director of Community Development, stated the home was under construction when the plans had been reviewed and the easement was not shown. Mr. Clayton stated this was a clean up for this site.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman O'Connor made a motion to recommend approval of the application for vacation of rights-of-way/easement plat as submitted to the Board of Aldermen. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATION FOR VACATION OF RIGHTS-OF-WAY/EASEMENT PLAT AS SUBMITTED TO THE BOARD OF ALDERMEN IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

There being no other business, the meeting continued.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

There being no discussions or comments, the meeting continued.

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 7:07 p.m.

Approved

Brenda Cueller

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Recording Secretary of the meeting