

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

The City of Lake Saint Louis Planning and Zoning Commission met on February 6, 2020, 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 O'Connor, Dominique Stoddard, and Mayor Kathy Schweikert. Absent: Commissioners Glen Heiman, Tom Mispagel and Alderman John Pellerito. 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:**

Commissioner Ferrett made a motion to approve the February 6, 2020 regular meeting agenda. The motion was seconded by Commissioner Stoddard and the motion carries.

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

**APPROVAL OF MINUTES:** December 5, 2019

**MOTION TO APPROVE MINUTES:**

Commissioner Ferrett made a motion to waive the reading of the minutes from the December 5, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Commissioner O'Connor and the motion carries.

**THE MINUTES FROM THE DECEMBER 5, 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.

Louis Clayton, Director of Community Development, stated the applicant was not present but he could speak on the proposed amendment. He noted the Board of Aldermen approved the amendment allowing a wall sign on all four building facades and tabled the consideration of requesting amendments related to monument sign design and materials. The Board of Aldermen sent back the request to amend the development standards making the proposed monument sign design and materials the standard for the entire development. Mr. Clayton stated he placed a rendering of the proposed monument sign and approved monument sign design side-by-side to have a better view. He noted the new text of the Development Standards to allow the installation of the signage as requested by the applicant is in the staff report. It was noted that all properties in The Shoppes at Hawk Ridge and South Ridge Shoppes are currently subject to the same monument sign design and materials in order to create visual conformity. The proposed monument sign design and materials is inconsistent with the approved design and materials for monument signs in

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The Shoppes at Hawk Ridge; however, monuments signs will be consistent throughout the South Ridge Shoppes Development. Staff recommends approval of the proposed amendments to the Board of Aldermen as submitted.

Commissioner Ferrett stated her opposition to the requested new design and materials for the monument sign for the entire development. She noted that the standards for The Shoppes at Hawk Ridge have been in place for 20 years and believes making changes at this point should not be granted.

Commissioner Fridley was in agreement with Commissioner Ferrett.

Public Hearing closed.

Mayor Schweikert agreed with Mr. Clayton noting the two developments were separated by Highway N and not opposed to the differences.

Chairman Buell stated while this development is in close proximity he did not view it as part of that property. He noted to have consistency is nice but he does not oppose the request.

The Commission discussed the proposed monument sign design and materials.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner Ferrett made a motion to recommend approval of the proposed amendments to the Development Standards for South Ridge Shoppes to the Board of Aldermen as submitted. The motion was seconded by Mayor Schweikert. A roll call vote was taken. Ayes: Chairman Buell, Mayor Schweikert; Nays: Commissioner Ferrett, Commissioner Fridley, Commissioner O'Connor, Commissioner Stoddard. The vote is 4 to 2 against. The motion is not approved.

**MOTION TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO THE DEVELOPMENT STANDARDS FOR SOUTH RIDGE SHOPPES TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY NOT APPROVED,**

AS NOTED ABOVE.

**2. 4009 Highway 40/61; 100 and 110 Freymuth Lane**

Amended Preliminary Subdivision Plat: Consideration of a request by Skip Stone, Pinnacle Land Development, LLC, applicant, on behalf of KAPB, L.L.C.-Land Series, owner, for multiple amendments to the approved Preliminary Subdivision Plat for the Windsor Park Subdivision, consisting of 80 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.

Dale Bax, with Bax Engineering, representing Skip Stone developer of Windsor Park. Mr. Bax stated the location of the development being on 43.89 acres, zoned SR2 and displayed the previously approved plan. He discussed the requested changes made to the amended preliminary subdivision plat. Mr. Bax stated home builders were changed from McKelvey Homes and Payne Family Homes to Fischer and Frichtel and Consort Homes. Homes were displayed from Fischer & Frichtel and Consort Homes.

Skip Stone with Pinnacle Land Development stated Dale Bax went through the new plan. He said the previous applicant was K.A.P.B with the lots too expensive to build. We have had lot test holes made to determine where rock was located. Mr. Stone said with completing these tests, reduction in cost could be made.

Louis Clayton, Director of Community Development, stated the amended Preliminary Subdivision Plat complies with applicable requirements of the "SR-2" Zoning District and is generally consistent with the previously approved Preliminary Subdivision Plat and Final Subdivision Plat. The proposed use and density is consistent with the recommendations of the Comprehensive Plan.

The Commission had questions regarding the maintenance of the cul-de-sac islands.

Public Hearing closed.

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**MOTION TO RECOMMEND APPROVAL:**

Commissioner Ferrett made a motion to recommend approval of the requested Amended Preliminary Subdivision Plat to the Board of Aldermen as submitted. The motion was seconded by Commissioner O'Connor and the motion passes.

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

**OTHER BUSINESS:**

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

**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 7:25 p.m.

Approved

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Brenda Cueller  
Serving as recording secretary of the meeting