

BOARD OF ALDERMEN  
REGULAR MEETING  
TUESDAY, FEBRUARY 22, 2022  
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a regular session on Tuesday, February 22, 2022, at 7:00 p.m.

ROLL CALL:

Mayor Pro Tem Karen Vennard, President of the Board, presided over the meeting in the absence of Mayor Law. Aldermen present were: Jacalyn Schauer, Ward I; Karen Vennard, Ward II; Justin Hensley, Ward III; Chris Hinkle, Ward III; and Tom Mispagel, Ward II. Alderman Gary Torlina, Ward I, was absent. Also present were: George Ertle, City Administrator; Sarah Belcher, Assistant City Administrator, Donna Daniel, City Clerk; Matthew Reh, City Attorney; Chris DiGiuseppi, Police Chief; Louis Clayton, Community Development Director; Derek Koestel, Public Works Director; Renee Camp, Finance Director; and Darren Noelken, Parks and Recreation Director.

INVOCATION:

ANNOUNCEMENTS:

COMMITTEE REPORTS:

PUBLIC HEARINGS:

**31 Raven's Pointe Drive – Cynthia Justice-Beache Special Use Permit:**

Consideration of a request by Marc Jones Construction LLC, dba Sunpro Solar, applicant, on behalf of Cynthia Justice-Beache, property owner, to retain a building-mounted solar energy system that was incorrectly installed on a front-facing roof.

Mayor Pro Tem Vennard opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

John Ingraham, Marc Jones Construction LLC, d/b/a Sunpro Solar, gave a presentation and offered to answer questions about their request for a Special Use Permit to retain a solar energy system that was incorrectly installed on a front-facing roof. Mr. Ingram noted there was an installation error however, the home at 31 Ravens Point is located on a corner lot and it has two fronts and 2 sides.

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Cordell Beache, 31 Ravens Pointe, said his neighbors were not upset about the solar panel installation or his request for the Special Use Permit. Mr. Beache went on to say, the neighbors told him that they weren't aware that solar panels were installed until they received the public hearing notice from the City.

Mike Montgomery, Marc Jones Construction d/b/a Sunpro Solar, said the installation on the front-facing roof was a failure on their company's part and not indicative of their work. He apologized for the error.

Hearing no further comment, Mayor Pro Tem Vennard stated the Public Hearing will be closed.

**8031 and 8057 Hawk Ridge Trail – No Leash Needed Special Use Permit:**

Consideration of a request by Deb Stosz, Premier Design Group, applicant, on behalf of Bank of Missouri, property owner, for the construction of a 9,820-square-foot kennel and animal grooming facility and related site improvements to be known as No Leash Needed.

Mayor Pro Tem Vennard opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Matt Fogarty with Premier Design Group gave a presentation and answered questions about their application for the construction of a 9,820- square-foot kennel and animal grooming facility to be known as No Leash Needed.

Hearing no further comment, Mayor Pro Tem Vennard stated the Public Hearing will be closed.

**1746 and 1752 Duello Road – Creek Stone Subdivision Major Preliminary**

**Plat:** Consideration of a request by Katherine Moore, McBride Homes, applicant, on behalf of Hassan Jadali, Waterside Crossing, LLC, property owner, for the development of a 40-lot subdivision for detached houses and related improvements to be known as Creek Stone Subdivision.

Mayor Pro Tem Vennard opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

