

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 3, 2022**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, March 3, 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 Tom Mispagel. Absent: Commissioner Glen Heiman and Mayor Jason Law. Also present: Louis Clayton, Director of Community Development, and Brian Schanuel, Senior Project Manager.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Ferrett made a motion to approve the March 3, 2022, regular meeting agenda. The motion was seconded by Commissioner Westermann and the motion passes.

MOTION TO APPROVE THE MARCH 3, 2022, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: February 10, 2022

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to approve the minutes from the February 10, 2022, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Westermann and the motion passes.

THE MINUTES FROM THE FEBRUARY 10, 2022, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – NEW 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.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic. The public hearing was tabled until the April 7th meeting.

2. 1945 Lake Saint Louis Blvd – Lakewood Park

Minor Site Plan and Minor Adjustment

Consideration of a request by Heather Becker, Lake Saint Louis Community Association, applicant/property owner, to construct four pickleball courts at Lakewood Park.

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

Heather Becker, Lake Saint Louis Community Association General Manager, stated a survey was sent out to CA members and they want to see pickleball courts.

Anthony Soukenik, Sandberg Phoenix & von Gontard, stated he thinks that the proposal meets the criteria for approval. Mr. Soukenik does not agree with staff's recommendation.

Commissioner Westermann asked if any trees would be removed.

Ms. Becker said no trees would be removed.

Alderman Mispagel stated concerns about the pickleball court lighting.

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Commissioner O'Connor asked if they are willing to get rid of the lights.

Ms. Becker said yes.

Louis Clayton, Director of Community Development, explained staff's recommendation.

Commissioner McKinney asked about utilities.

Mr. Soukenik said they were doing the title work now.

Alderman Mispagel asked if there was a time issue.

Ms. Becker said the Lake Saint Louis CA Board wants to start construction in May. She stated they do not have enough parking anywhere.

Chairman Buell opened the hearing for public comment.

John Gilmore, 700 Norwood Terrace, stated there was not enough parking.

Sharon Biermann, 951 Ampere Place, stated the park is adjacent to her backyard and noted it is an eyesore. She wants to see it improved.

Stephanie Stone, 621 Lakeview Road, stated she is concerned about parking, noise, and light pollution.

Stephen Shumaker, 2 Lake Forest Circle, stated he is concerned about parking. He said things have been stolen from his boat.

Alderman Mispagel asked if they were going to add a gate.

Ms. Becker said they are looking into it.

John Purcell, 809 Conch Terrace, stated it was difficult to make turns on Lake Saint Louis Boulevard.

Kathy Hoppe, 621 Lakeview Road, stated people outside the CA park

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there.

Commissioner McKinney asked if there would be increased water patrol.

Ms. Baker said they will look into it.

Pat Alexander, 3000 Key Harbour Drive, stated he is in favor of the development, being a pickleball enthusiast, and noted that parking has not been an issue all these years.

Jackie Shumacker, 2 Lake Forest Circle, stated the entrance to the area is too narrow and turning is dangerous. She said the pickleball courts should be placed at Boulevard Park instead.

Mark Biermann, 951 Ampere Place, stated the only time there is an issue with parking is Fourth of July. He said he would like to see something nice done there.

Debbie Spetnagel, 53 Sable Court, stated she is a pickleball enthusiast and supports the project.

David Monihan, 617 Lakeview Road, stated he would recommend tabling the project rather than denying it. He said he doesn't want a basketball court but didn't feel included in the process.

Public Hearing Closed.

Mr. Soukenik said he heard the people wanted improvements. He wants the plans approved, and for conditions to be placed on them if they need to.

Alderman Mispagel said he wants to see the court lighting eliminated.

Commissioner Westermann said she has concerns about parking.

Chairman Buell said parking is an issue now because the use is changing.

Commissioner Spoden said he would like to see something go there but it

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seems several issues need to be worked out.

Commissioner Ferrett said tabling is probably the right thing to do. She asked if the courts are card access.

Ms. Baker said yes.

Commissioner Ferrett said there should be landscaping around the chain-link fence. She asked if they considered placing these at Edgewater Pointe.

Ms. Baker said no.

Vice Chairman O'Connor asked if the lighting can be eliminated and the driveway striped.

Ms. Baker said they can stripe the driveway.

Mr. Soukenik said they can stripe and eliminate lights.

Commissioner McKinney said he thinks it is something that is needed.

MOTION TO APPROVE:

Alderman Mispagel made a motion to approve the applications for minor site plan and minor adjustment with the following conditions:

1. Pickleball court lighting shall be prohibited.
2. The parking lot shall be striped.
3. The pickleball courts shall not be located in a utility easement.

The motion was seconded by Commissioner McKinney.

MOTION TO AMEND MOTION:

Chairman Buell made a motion to amend the motion to add a fourth condition: Reduce to the number of pickleball courts from four to three. The motion was seconded by Commissioner Westermann. A roll call vote was taken. Ayes:

Commissioner Ferrett, Commissioner Spoden, Commissioner Westermann;
Nays: Vice Chairman O'Connor, Commissioner McKinney, Alderman Mispagel,
Chairman Buell. The vote is 3 to 4 and the motion fails.

MOTION TO APPROVE THE AMENDED MOTION TO ADD A FOURTH
CONDITION HEREBY FAILS, AS NOTED ABOVE.

MOTION TO APPROVE: (continued)

A roll call vote was taken. Ayes: Vice Chairman O'Connor, Commissioner
Spoden, Commissioner McKinney, Alderman Mispagel, Chairman Buell; Nays:
Commissioner Ferrett, Commissioner Westermann. The vote is 5 to 2 in favor
and passes.

MOTION TO APPROVE THE APPLICATIONS FOR MINOR SITE PLAN AND
MINOR ADJUSTMENT WITH THE CONDITIONS LISTED ABOVE IS HEREBY
APPROVED, AS NOTED ABOVE.

3. 3230 Technology Drive – Multi-Unit Development

Zoning Map Amendment, Major Site Plan, Minor Adjustment

Consideration of a request by Ken Konecnik, HDA Architects, applicant, on
behalf of 2701 Barrett LLC, property owner, for the construction of 144
dwelling units in four multi-unit 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.

Chris Shinkle, with Midas Construction on behalf of the applicant, stated
the project is aligned with the comprehensive plan and supports The
Meadows. He noted that other similar projects are at 90% occupancy
which indicates a high demand for this type of project. Mr. Shinkle went
over the proposal.

Alderman Mispagel asked if a house side shield could be added to the
lighting next to Waterford Villas.

Mr. Shinkle said they could look into it.

Alderman Mispagel said he likes the addition of the garages.

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Commissioner Spoden said he did not think the City needed more apartments.

Chairman Buell opened the hearing for public comment.

Ronald Schmidt, 847 Waterford Villas Drive, stated he had concerns about traffic on Technology Drive and questions about the landscape buffer.

Pat Alexander, 3000 Key Harbour Drive, said he owns apartments and is pro development, but he is against more multi-family development here.

Tom Kaiman said he supports the project and other investments to succeed. He wants to see The Meadows succeed by adding new residents. Mr. Kaiman noted apartments like to be along the highways and there is a high demand for apartments in St. Charles County.

David Potthast, 6 Potthast Drive, said he has concerns about privacy and drainage to the ditch/creek because the back of his property floods. He does not think this is the right site for this project.

Susan White, 853 Waterford Villas Drive, stated there are too many apartments and traffic will get worse.

Vicki Gunther, 845 Waterford Villas Drive, stated she opposes the development.

Don Hammond, 817 Waterford Villas Drive, stated whether or not this is approved, the traffic on Technology Drive is an issue.

Linda Larson, 849 Waterford Villas Drive, stated there should be a traffic study done on Technology Drive. Ms. Larson said there are too many apartments.

Public Hearing Closed.

Commissioner Westermann said she is concerned with traffic.

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Chairman Buell agreed. He stated traffic backs up because of the Wentzville curve which has to be addressed. Chairman Buell said the City should be a cradle to grave community. He noted starter homes, apartments, and senior facilities are important. He is not sure what the right number is, but workers should be able to afford homes.

Commissioner Ferrett said this is an appropriate use for this site.

Commissioner Spoden stated there are too many apartments.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the applications for zoning map amendment, major site plan, and minor adjustment to the Board of Aldermen with the following conditions:

1. The applicant shall make a payment in lieu of park land dedication in the amount of \$74,833 (144 units x \$519.67 per unit) in accordance with [Chapter 430, Article X of the Municipal Code](#), prior to the issuance of a building permit.
2. In accordance with Section 430.720 of the Municipal Code, the maintenance of private park land shall be adequately provided for by a recorded written agreement, conveyance or deed restriction; and the private park shall be restricted for recreational purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the City.
3. The City's Arborist will visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

The motion was seconded by Commissioner Westermann. A roll call vote was taken. Ayes: Vice Chairman O'Connor, Commissioner Ferrett, Alderman Mispagel, Chairman Buell; Nays: Commissioner McKinney, Commissioner Spoden, Commissioner Westermann. The vote was 4 to 3 in favor and passes.

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MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR ZONING MAP AMENDMENT, MAJOR SITE PLAN, AND MINOR ADJUSTMENT TO THE BOARD OF ALDERMEN WITH THE CONDITIONS LISTED ABOVE, IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

There being no other business, the meeting continued.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

There being no discussion 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 9:20 p.m.

Approved

Louis Clayton
Serving as recording secretary of the meeting