

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 3, 2020**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, September 3, 2020, 5:00 p.m. at Lake Saint Louis Civic Center, Lake Saint Louis, Missouri.

**ROLL CALL:**

Chairman Pearson Buell called the meeting to order. Present: Commissioners Glen Heiman, Tom Mispagel, Dominique Stoddard, Alderman John Pellerito and Alderman Gary Torlina in lieu of Mayor Schweikert. Absent: Commissioners Rhonda Ferrett and Tom O'Connor. Also present: Louis Clayton, Director of Community Development, and Brenda Cueller, acting as recording secretary.

Chairman Buell wanted to acknowledge Bill Fridley's service on the Commission

**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 September 3, 2020 regular meeting agenda. The motion was seconded by Alderman Pellerito and the motion carries.

**MOTION TO APPROVE THE SEPTEMBER 3, 2020 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES:** August 6, 2020

Commissioner Heiman stated he voted in favor of the Hawk Ridge Senior Living project because of the following statement made in the meeting:

There was a builder who presented a seven-story building on the parcel next to this site approximately 15 years ago. The seven-story building was attractive with turrets that made it very

distinctive. The builder was turned down by the Planning and Zoning Commission because those turrets made the total height 74 feet. The City's requirements were for no more than 70 feet. The builder came back with a second proposal without the turrets, resulting in an ugly seven-story building. The surrounding property owners, at that time, could accept a five-story building. For whatever reason, the project did not go forward. Now there are three-story buildings proposed for senior living. The surrounding property owners are against the approval of this project, even though it meets all of the City's guidelines.

**MOTION TO APPROVE MINUTES:**

Vice Chairman Mispagel made a motion to approve the amended minutes from the August 6, 2020 Planning and Zoning Commission regular meeting and approve as amended. The motion was seconded by Alderman Pellerito and the motion carries.

THE AMENDED MINUTES FROM THE AUGUST 6, 2020 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. 8676 Orf Road – St. Louis Bridge Church**

Site Plan Review and Special Use Permit: Consideration of a request by Steve Thacker, applicant on behalf of MG Keeven Properties LLC, owner, for the following:

1. Renewal of a Special Use Permit to allow the continued operation of an existing 5,600-square-foot church known as St. Louis Bridge Church.
2. Installation of a 2,946-square-foot enclosed children's play area.
3. Construction of a 364-square-foot storage building.

Chairman Buell stated staff requested this item be removed from the agenda.

**MOTION TO REMOVE FROM AGENDA:**

Vice Chairman Mispagel made a motion to remove the Site Plan Review and Special Use Permit for St. Louis Bridge Church at 8676 Orf Road from the agenda. The motion was seconded by Alderman Pellerito and the motion passes.

**MOTION TO REMOVE SITE PLAN REVIEW AND SPECIAL USE PERMIT FOR ST. LOUIS BRIDGE CHURCH AT 8676 ORF ROAD FROM THE AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**2. Text Amendment – Church Facilities**

Text amendments to Municipal Code Title IV: Land Use, to allow permanent church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices in the “LI” Light Industrial Zoning District.

**MOTION TO TABLE:**

Vice Chairman Mispagel made a motion to table the Text Amendment regarding church facilities until the October 1, 2020 meeting. The motion was seconded by Alderman Pellerito and the motion passes.

**MOTION TO TABLE THE TEXT AMENDMENT REGARDING CHURCH FACILITIES UNTIL THE OCTOBER 1, 2020 MEETING IS HEREBY APPROVED, AS NOTED ABOVE.**

**3. Text Amendment – Business Associations**

Text amendments to Municipal Code Title IV: Land Use, regarding business associations.

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

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Louis Clayton, Director of Community Development, stated it came to the City's attention that the business association for Hawk Ridge Business Park was not active and not maintaining the common amenities, which includes a landscaped island on Hawk Ridge Circle. Mr. Clayton discussed the proposed text amendments to establish minimum requirements for business associations.

Public Hearing closed

The Commission discussed the proposed text amendment.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman Mispagel made a motion to recommend approval of the proposed Text Amendments to the Board of Aldermen as submitted. The motion was seconded by Commissioner Heiman and the motion passes.

**MOTION TO RECOMMEND APPROVAL OF THE PROPOSED TEXT AMENDMENTS TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.**

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

1. Louis Clayton stated the projects received for the October meeting.
2. Louis Clayton stated Commissioner Ferrett is unable to attend the Planning and Zoning meetings at 5:00 p.m. and asked the Commission what time they would prefer for their meetings.
3. Commissioner Heiman stated he does not want his amendment to the minutes to reflect on Brenda. He stated she does an excellent job taking the minutes for the Commission.

**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 5:30 p.m.

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*Approved*

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Brenda Cueller  
Serving as recording secretary of the meeting