

**ACTIONS**  
**AGENDA**  
**CITY OF LAKE SAINT LOUIS**  
**200 CIVIC CENTER DRIVE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**JANUARY 5, 2017**  
**AT**  
**CIVIC CENTER**  
**BOARD CONFERENCE ROOM**  
**7:00 PM**

**I. CALL TO ORDER:**

**II. ROLL CALL:**

**PRESENT      ABSENT**

Pearson Buell, Chairman	<u>  X  </u>	<u>        </u>
Tom Mispagel, Vice Chairman	<u>  X  </u>	<u>        </u>
Rhonda Ferrett	<u>        </u>	<u>  X  </u>
William Fridley	<u>  X  </u>	<u>        </u>
Glen Heiman	<u>        </u>	<u>  X  </u>
Dominique Stoddard	<u>  X  </u>	<u>        </u>
Norman Underkofler	<u>  X  </u>	<u>        </u>
Mayor Kathy Schweikert	<u>  X  </u>	<u>        </u>
Alderman Jason Law	<u>        </u>	<u>  X  </u>

ALSO PRESENT:    Louis Clayton, AICP, Director of Community Development  
                          Brenda Cueller, Recording Secretary

**III. PUBLIC COMMENT**

**IV. APPROVAL OF AGENDA:**

**APPROVED**

**V. PUBLIC HEARING:**

**A. 3230 Technology Drive (Lake Saint Louis Garden Center)**

*Site Plan Review and Special Use Permit*

Consideration of a request by Kirkwood Material Supply, Inc. for Site Plan Review and a Special Use Permit associated with various site improvements including paving, landscaping, and the construction of outdoor storage bins.

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**PUBLIC HEARING CLOSED.**

**B. 400 Medical Plaza (SSM-St. Joseph West Hospital)**

*Amended Preliminary Development Plan and Site Plan Review*

Consideration of a request by Michael Velloff for review of an Amended Preliminary Development Plan and Site Plan Review associated with the construction of a curb cut on Windjammer Pointe to the existing parking lot.

**PUBLIC HEARING CLOSED.**

**C. Oak Bluff Estates Subdivision**

*Preliminary Subdivision Plat and Final Subdivision Plat*

Consideration of a request by Jeff Kolb, Oak Bluff Investment Group, LLC for review of a Preliminary Subdivision Plat and Final Subdivision Plat associated with the development of 20 single-family homes.

**PUBLIC HEARING CLOSED.**

**D. Erosion and Sedimentation Control Regulations**

*Text Amendments*

Consideration of a request by the City of Lake Saint Louis for review of text amendments to Municipal Code Chapter 440: Erosion and Sedimentation Control Regulations, removing Chapter 440 under Title IV: Land Use and creating a new Chapter 540: Erosion and Sedimentation Control Regulations under Title V: Building and Construction.

**PUBLIC HEARING CLOSED.**

**VI. MINUTES:** December 1, 2016

**APPROVED**

**VII. OLD BUSINESS:**

**VIII. NEW BUSINESS:**

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
JANUARY 5, 2017**

**A. 3230 Technology Drive (Lake Saint Louis Garden Center)**

Site Plan Review and Special Use Permit

Consideration of a request by Kirkwood Material Supply, Inc. for Site Plan Review and a Special Use Permit associated with various site improvements including paving, landscaping, and the construction of outdoor storage bins.

**APPROVED SITE PLAN AS SUBMITTED.**

**RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN FOR SPECIAL USE PERMIT ALLOWING OUTDOOR STORAGE.**

**B. 400 Medical Plaza (SSM-St. Joseph West Hospital)**

Amended Preliminary Development Plan and Site Plan Review

Consideration of a request by Michael Velloff for review of an Amended Preliminary Development Plan and Site Plan Review associated with the construction of a curb cut on Windjammer Pointe to the existing parking lot.

**APPROVED SITE PLAN AS SUBMITTED.**

**RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN FOR AMENDED PRELIMINARY DEVELOPMENT PLAN.**

**C. Oak Bluff Estates Subdivision**

Preliminary Subdivision Plat and Final Subdivision Plat

Consideration of a request by Jeff Kolb, Oak Bluff Investment Group, LLC for review of a Preliminary Subdivision Plat and Final Subdivision Plat associated with the development of 20 single-family homes.

**APPROVED PRELIMINARY SUBDIVISION PLAT AS SUBMITTED.**

**RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN FOR FINAL SUBDIVISION PLAT.**

**D. Erosion and Sedimentation Control Regulations**

Text Amendments

Consideration of a request by the City of Lake Saint Louis for review of text amendments to Municipal Code Chapter 440: Erosion and Sedimentation Control Regulations, removing Chapter 440 under Title

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IV: Land Use and creating a new Chapter 540: Erosion and Sedimentation Control Regulations under Title V: Building and Construction.

**RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.**

**IX. COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

**X. ADJOURNMENT:**

**8:40 PM**