

**ACTIONS**  
**AGENDA**  
**CITY OF LAKE SAINT LOUIS**  
**200 CIVIC CENTER DRIVE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**JANUARY 8, 2015**  
**AT**  
**CIVIC CENTER**  
**BOARD CONFERENCE ROOM**  
**7:00 PM**

**I. CALL TO ORDER:**

**II. ROLL CALL:**

	<b>PRESENT</b>	<b>ABSENT</b>
Gary Turner, Chairman	_____	_____X_____
Pearson Buell, Vice Chairman	_____X_____	_____
Rhonda Ferrett	_____	_____X_____
William Fridley	_____X_____	_____
Frank Guerrettaz	_____X_____	_____
Glen Heiman	_____X_____	_____
Norman Underkofler	_____X_____	_____
Mayor Kathy Schweikert	_____X_____	_____
Alderman Gary Torlina	_____X_____	_____

ALSO PRESENT: Steve Schertel, Director of Community Development  
 Brenda Cueller, Recording Secretary

**III. PUBLIC COMMENT**

**IV. APPROVAL OF AGENDA:**

**V. PUBLIC HEARING:**

Application for a proposed renewal of a Special Use Permit to Climate Controlled Storage in order to continue operating an outdoor storage facility. The parcel is zoned HC (Highway Commercial) and is on 3.5 acres. The property is generally located south and west of Technology Drive, east of Feise Commercial Drive, and north of Route 364 (Page Avenue Extension). Application submitted by Kevin Beckerle.

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
JANUARY 8, 2015**

**PUBLIC HEARING CLOSED.**

**PUBLIC HEARING:**

Application for a Site Plan Review and Special Use Permit to operate a business with inflatable bounce houses. The parcel is zoned LI (Light Industrial) and is on 1.6 acres. The property is generally located north of State Highway N, south of Orf Road, west of Lake Saint Louis Boulevard, and east of Stag Industrial Boulevard. Application submitted by Krish Gopalakrishnan.

**PUBLIC HEARING CONTINUED.**

**PUBLIC HEARING:**

Application for a proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential, 15,000 square foot minimum) and for a proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. The property is on 19.03 acres and is generally located at the terminus of Silver Fern Court in Villas at Crimson Oaks subdivision, east of Duello Road, west of Highway 40, south of Prospect Road. Application submitted by Jeremy Malensky, Dutchman Homes LLC.

**PUBLIC HEARING CLOSED.**

**PUBLIC HEARING:**

Application for a proposed Site Plan Review and Special Use Permit to construct a new bank facility with drive thru. The property is zoned PD (Planned Development) and is on 1.42 acres. The parcel is generally located at the southeast corner of the intersection of State Highway N and

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
JANUARY 8, 2015**

Hawk Ridge Trail. Application submitted by Providence Bank.

**PUBLIC HEARING CLOSED.**

**VI. MINUTES:** December 4, 2014

**APPROVED**

**VII. OLD BUSINESS:**

**VIII. NEW BUSINESS:**

1. Special Use Permit – Climate Controlled Storage

Application for a proposed renewal of a Special Use Permit to Climate Controlled Storage in order to continue operating an outdoor storage facility. The parcel is zoned HC (Highway Commercial) and is on 3.5 acres. The property is generally located south and west of Technology Drive, east of Feise Commercial Drive, and north of Route 364 (Page Avenue Extension). Application submitted by Kevin Beckerle.

**RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN FOR SIX MONTHS.**

2. Special Use Permit and Site Plan – Inflatable Bounce House

Application for a Site Plan Review and Special Use Permit to operate a business with inflatable bounce houses. The parcel is zoned LI (Light Industrial) and is on 1.6 acres. The property is generally located north of State Highway N, south of Orf Road, west of Lake Saint Louis Boulevard, and east of Stag Industrial Boulevard. Application submitted by Krish Gopalakrishnan.

**TABLED**

3. Zoning Amendment and Preliminary Subdivision Plat – Oak Bluff Estates

Application for a proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential, 15,000 square foot minimum) and for a proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. The property is on 19.03 acres and is generally

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
JANUARY 8, 2015**

located at the terminus of Silver Fern Court in Villas at Crimson Oaks subdivision, east of Duello Road, west of Highway 40, south of Prospect Road. Application submitted by Jeremy Malensky, Dutchman Homes LLC.

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

4. Site Plan Review and Special Use Permit – Providence Bank

Application for a proposed Site Plan Review and Special Use Permit to construct a new bank facility with drive thru. The property is zoned PD (Planned Development) and is on 1.42 acres. The parcel is generally located at the southeast corner of the intersection of State Highway N and Hawk Ridge Trail. Application submitted by Providence Bank.

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

5. Election of Officers

**GARY TURNER REAPPOINTED CHAIRMAN AND PEARSON BUELL REAPPOINTED VICE CHAIRMAN.**

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

**X. ADJOURNMENT:**

**9:05 PM**