

**ACTIONS**  
**AGENDA**  
**CITY OF LAKE SAINT LOUIS**  
**200 CIVIC CENTER DRIVE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MARCH 7, 2013**  
**AT**  
**CIVIC CENTER**  
**BOARD CONFERENCE ROOM**  
**7:00 PM**

**I. CALL TO ORDER:**

<b>II. ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
Gary Turner, Chairman	<u>  X  </u>	<u>        </u>
Gary Torlina, Vice Chairman	<u>  X  </u>	<u>        </u>
Pearson Buell	<u>  X  </u>	<u>        </u>
Rhonda Ferrett	<u>  X  </u>	<u>        </u>
William Fridley	<u>  X  </u>	<u>        </u>
Frank Guerrettaz	<u>  X  </u>	<u>        </u>
Glen Heiman	<u>        </u>	<u>  X  </u>
Mayor Michael Potter	<u>  X  </u>	<u>        </u>
Alderman Kathy Schweikert	<u>        </u>	<u>  X  </u>

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

**III. PUBLIC COMMENT**

**IV. APPROVAL OF AGENDA:**

**APPROVED**

**V. PUBLIC HEARING:**

Application for a Re-subdivision to consolidate two tracts of land creating a 3.149 acre tract, to be known as Lake Saint Louis Plat 282. The lot sizes are 0.99 acre and 2.159 acres totaling 3.149 acres. The parcels are zoned NU (Non Urban) and are located south of Interstate 64,

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
MARCH 7, 2013**

east of Cedar Creek Court, west of Hickory Glen Drive and north of Oak Bluff Drive. Application submitted by Christi Rene Hanna.

**PUBLIC HEARING CLOSED.**

**PUBLIC HEARING:**

Application for an Amended Preliminary Development Plan to add 64 units into Phase One (Buildings 24 through 28) at The Waterways of Lake Saint Louis. The site is on 69.11 acres and zoned PD (Planned Development). The property is located approximately 500 feet north of the northeast corner of the intersection of Henke Road and Feise Road. Application submitted by Scott Brothers Investment Corporation.

**PUBLIC HEARING CLOSED.**

**PUBLIC HEARING:**

Application for a Site Plan Review and Special Use Permit for a gas station and convenient store development to be known as Hucks Lake Saint Louis. The lot is 1.99 acres and zoned CB (Community Business). The property is located in the Schnucks development, southeast of Civic Center Drive, west of Lake Saint Louis Boulevard, north of Interstate 64. Application submitted by Martin & Bayley, Inc.

**PUBLIC HEARING CONTINUED TO APRIL 4<sup>TH</sup> MEETING.**

**PUBLIC HEARING:**

Application for ratification of zoning designations and Preliminary & Final Development Plans, and issuance of Special Use Permit for Mason Glen

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
MARCH 7, 2013**

development. The site is 62.93 +/- acres residential and 3.87 +/- acres commercial. The proposed zoning for the 62.93 +/- acres is PD (Planned Development) with SR2 Single Family Residential standards and HC (Highway Commercial) for the 3.87 acres. The property is located in northeast of the intersection of Highway N and Duello Road, south of Orf Road, and west of Wies Industrial Drive. Application submitted by City of Lake Saint Louis.

**PUBLIC HEARING CLOSED.**

**PUBLIC HEARING: (*Public Hearing continued to March 7<sup>th</sup> meeting*)**

Application for a proposed Preliminary & Final Subdivision Plat and Site Plan to move the boundary line between Lots 1 and 2B of Lake Saint Louis Center, adding 0.50 acres from Lot 2B to Lot 1, to allow for the construction of additional parking to serve uses at the Gundaker Building. The sizes of the parcels are 1.789 acres (Lot 1) and 8.300 acres (Lot 2B). The parcels are zoned HC (Highway Commercial) and generally located west of Technology Drive, northeast of I-64, and south of Lake Saint Louis Boulevard. Application submitted by Doering Engineering, Inc.

**PUBLIC HEARING CLOSED.**

**PUBLIC HEARING:**

Application for a proposed Amendment to Section 430.170: Off-Street Parking Requirements in Article II. Off-Street Parking and Loading, found in Chapter 430: Additional Development Standards of Title IV. Land Use of Lake Saint Louis Municipal Code to establish parking standards at adult education schools or college campuses

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
MARCH 7, 2013**

offering adult evening and weekend classes.  
Application submitted by City of Lake Saint Louis.

**PUBLIC HEARING CONTINUED TO APRIL 4<sup>TH</sup> MEETING.**

**PUBLIC HEARING:**

Application for proposed Amendment(s) to various sections of HC (Highway Commercial), CB (Community Business) and PD (Planned Development) zoning districts and may incorporate in portions of the Site Plan approval process (Sections 405.320 and 405.330) or other appropriate locations in Title IV. Land Use to provide process for approval of temporary/seasonal outdoor displays of merchandise. Application submitted by City of Lake Saint Louis.

**PUBLIC HEARING CONTINUED TO APRIL 4<sup>TH</sup> MEETING.**

**PUBLIC HEARING: (*Public Hearing continued to March 7<sup>th</sup> meeting.*)**

Application for consideration of numerous proposed amendments to the provisions of the Municipal Code regulating signs within the City. Application submitted by City of Lake Saint Louis.

**PUBLIC HEARING CONTINUED TO APRIL 4<sup>TH</sup> MEETING.**

**VI. MINUTES:** February 7, 2013

**APPROVED**

**VII. OLD BUSINESS:**

1. Code Amendment – Sign Regulations

**REMAINED TABLED.**

**VIII. NEW BUSINESS:**

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
MARCH 7, 2013**

1. Re-subdivision – Lake Saint Louis Plat 282

Application for a Re-subdivision to consolidate two tracts of land creating a 3.149 acre tract, to be known as Lake Saint Louis Plat 282. The lot sizes are 0.99 acre and 2.159 acres totaling 3.149 acres. The parcels are zoned NU (Non Urban) and are located south of Interstate 64, east of Cedar Creek Court, west of Hickory Glen Drive and north of Oak Bluff Drive. Application submitted by Christi Rene Hanna.

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

2. Amended Preliminary Development Plan – The Waterways of Lake Saint Louis

Application for an Amended Preliminary Development Plan to add 64 units into Phase One (Buildings 24 through 28) at The Waterways of Lake Saint Louis. The site is on 69.11 acres and zoned PD (Planned Development). The property is located approximately 500 feet north of the northeast corner of the intersection of Henke Road and Feise Road. Application submitted by Scott Brothers Investment Corporation.

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

3. Site Plan Review and Special Use Permit – Hucks Lake Saint Louis

Application for a Site Plan Review and Special Use Permit for a gas station and convenient store development to be known as Hucks Lake Saint Louis. The lot is 1.99 acres and zoned CB (Community Business). The property is located in the Schnucks development, southeast of Civic Center Drive, west of Lake Saint Louis Boulevard, north of Interstate 64. Application submitted by Martin & Bayley, Inc.

**TABLED**

4. Amended Preliminary Development Plan – Mason Glen

Application for ratification of zoning designations and Preliminary & Final Development Plans, and issuance of Special Use Permit for Mason Glen development. The site is 62.93 +/- acres residential and 3.87 +/- acres

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
MARCH 7, 2013**

commercial. The proposed zoning for the 62.93 +/- acres is PD (Planned Development) with SR2 Single Family Residential standards and HC (Highway Commercial) for the 3.87 acres. The property is located in northeast of the intersection of Highway N and Duello Road, south of Orf Road, and west of Wies Industrial Drive. Application submitted by City of Lake Saint Louis.

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

5. Preliminary & Final Subdivision Plat and Site Plan – Lake Saint Louis Plat 281

Application for a proposed Preliminary & Final Subdivision Plat and Site Plan to move the boundary line between Lots 1 and 2B of Lake Saint Louis Center, adding 0.50 acres from Lot 2B to Lot 1, to allow for the construction of additional parking to serve uses at the Gundaker Building. The sizes of the parcels are 1.789 acres (Lot 1) and 8.300 acres (Lot 2B). The parcels are zoned HC (Highway Commercial) and generally located west of Technology Drive, northeast of I-64, and south of Lake Saint Louis Boulevard. Application submitted by Doering Engineering, Inc.

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

6. Code Amendment – Off-Street Parking Requirements

Application for a proposed Amendment to Section 430.170: Off-Street Parking Requirements in Article II. Off-Street Parking and Loading, found in Chapter 430: Additional Development Standards of Title IV. Land Use of Lake Saint Louis Municipal Code to establish parking standards at adult education schools or college campuses offering adult evening and weekend classes. Application submitted by City of Lake Saint Louis.

**TABLED**

7. Code Amendment – Temporary/Seasonal Outdoor Displays of Merchandise

Application for proposed Amendment(s) to various sections of HC (Highway Commercial), CB (Community Business) and PD (Planned Development) zoning districts and may incorporate in portions of the Site Plan approval process (Sections 405.320 and 405.330) or other appropriate locations in Title

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
MARCH 7, 2013**

IV. Land Use to provide process for approval of temporary/seasonal outdoor displays of merchandise. Application submitted by City of Lake Saint Louis.

**TABLED**

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

**X. ADJOURNMENT:**

**8:50 PM**