

**ACTIONS**  
**AGENDA**  
**CITY OF LAKE SAINT LOUIS**  
**200 CIVIC CENTER DRIVE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**APRIL 2, 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	<u>  X  </u>	<u>      </u>
Pearson Buell, Vice Chairman	<u>  X  </u>	<u>      </u>
Rhonda Ferrett	<u>  X  </u>	<u>      </u>
William Fridley	<u>      </u>	<u>  X  </u>
Frank Guerrettaz	<u>  X  </u>	<u>      </u>
Glen Heiman	<u>      </u>	<u>  X  </u>
Norman Underkofler	<u>  X  </u>	<u>      </u>
Mayor Kathy Schweikert	<u>  X  </u>	<u>      </u>
Alderman Gary Torlina	<u>  X  </u>	<u>      </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 proposed Site Plan Review to construct a restaurant development to be known as Panda Express. The parcel is 1.04 acres and zoned PD (Planned Development). The property is located at the southwest corner of the intersection of Lila Lane and Ronald Reagan

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
APRIL 2, 2015**

Drive in The Shoppes at Hawk Ridge. Application submitted by Henry Klover with Klover Architects.

**PUBLIC HEARING CONTINUED.**

**PUBLIC HEARING:**

Application for proposed Code Amendments to clarify uses that are seemingly allowed in the City's HC (Highway Commercial) zoning district and establish standards for the procedure and development of "Independent Living Residential Units for Seniors (age 55+)" and "Skilled nursing care facilities" on properties within that zone. Application submitted by City of Lake Saint Louis.

**PUBLIC HEARING CONTINUED.**

**PUBLIC HEARING:**

Application for a proposed Special Use Permit to allow a senior apartment facility to be known as Lake Ridge Senior Apartments. The parcel is 2.75 acres and zoned HC (Highway Commercial). The property is generally located at the southwest corner of the intersection of Technology Drive and Feise Commercial Drive. Application submitted by Lake Ridge LSL Senior, LP.

**PUBLIC HEARING CLOSED.**

**VI. MINUTES:** March 5, 2015

**APPROVED**

**VII. OLD BUSINESS:**

**VIII. NEW BUSINESS:**

1. Site Plan Review – Panda Express

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APRIL 2, 2015**

Application for a proposed Site Plan Review to construct a restaurant development to be known as Panda Express. The parcel is 1.04 acres and zoned PD (Planned Development). The property is located at the southwest corner of the intersection of Lila Lane and Ronald Reagan Drive in The Shoppes at Hawk Ridge. Application submitted by Henry Klover with Klover Architects

**TABLED**

2. Code Amendment – Section 410.580: Permitted Uses and Section 410.590: Special Permit Uses

Application for proposed Code Amendments to clarify uses that are seemingly allowed in the City’s HC (Highway Commercial) zoning district and establish standards for the procedure and development of “Independent Living Residential Units for Seniors (age 55+)” and “Skilled nursing care facilities” on properties within that zone. Application submitted by City of Lake Saint Louis.

**RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN ON REMOVAL OF ITEM 6.C. UNDER SECTION 410.580 AND INSERT ITEMS 17.A. THROUGH E. UNDER SECTION 410.590.**

**THE REMAINDER OF CODE AMENDMENTS TO BE TABLED.**

3. Special Use Permit – Lake Ridge Senior Apartments

Application for a proposed Special Use Permit to allow a senior apartment facility to be known as Lake Ridge Senior Apartments. The parcel is 2.75 acres and zoned HC (Highway Commercial). The property is generally located at the southwest corner of the intersection of Technology Drive and Feise Commercial Drive. Application submitted by Lake Ridge LSL Senior, LP.

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

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

**X. ADJOURNMENT:**

**7:25 PM**