

ACTIONS
AGENDA
CITY OF LAKE SAINT LOUIS
200 CIVIC CENTER DRIVE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 3, 2014
AT
CIVIC CENTER
BOARD CONFERENCE ROOM
7:00 PM

I. CALL TO ORDER:

II. ROLL CALL:

	PRESENT	ABSENT
Gary Turner, Chairman	_____	_____X_____
Pearson Buell, Vice Chairman	_____X_____	_____
Rhonda Ferrett	_____X_____	_____
William Fridley	_____X_____	_____
Frank Guerrettaz	_____X_____	_____
Glen Heiman	_____	_____X_____
Norman Underkofler	_____X_____	_____
Alderman Kathy Schweikert	_____X_____	_____
Alderman Karen Vennard	_____X_____	_____

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

III. PUBLIC COMMENT

IV. APPROVAL OF AGENDA:

V. PUBLIC HEARING: (*Continued to April 3rd meeting.*)

Application for proposed Amendments to the Preliminary Development Plan and Final Development Plan for Heritage at Hawk Ridge to develop Phase 2 and Phase 6 into single family detached lots. Phase 2 is on 16.4 acres and Phase 6 is on 14.9 acres totaling 31.3 acres. The property is zoned PR (Planned Residential) and is generally located south of Interstate 64, north of Orf Road, and west of Lake Saint Louis

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Boulevard. Application submitted by Pulte Homes of St. Louis, LLC.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Re-Subdivision of 13 and 15 Bayside Court of Lot 9 Lake Saint Louis Bayside Estates to be known as Lake Saint Louis Plat 285. The property is zoned "MR" (Multi-Family Residential) and on 9,506 square feet lot. The lot is generally located south of I-70, east of Deloire Drive, adjacent to Bayside Court. Application submitted by Phillip Neale.

PUBLIC HEARING DELAYED UNTIL THE MAY 1ST MEETING.

PUBLIC HEARING:

Application for approval of a revised Preliminary Development Plan for Mason Glen Phase III, a residential subdivision of 85 lots having a minimum size of 9,000 square feet. The site is on 35.18 acres and zoned PD (Planned Development). The property is generally located on the north side of Highway N, approximately 2400' west of Lake Saint Louis Boulevard and approximately 2800' east of Duello Road. Application submitted by Artisan Residential Services, LLC.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for consideration of various Amendments to the City's Municipal Code including provisions in Chapters 235: Solid Waste and/or 430: Additional Development Standards,

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400: Boards and Commissions – Land Use and Development, 425: Development Standards, and Appendix A. to Title IV. Land Use entitled “Engineering and Plan Preparation Manual for Public Facilities.” Application submitted by City of Lake Saint Louis.

PUBLIC HEARING CONTINUED.

PUBLIC HEARING:

Application for a proposed Amended Site Plan and Special Use Permit to convert a portion of the Family Video building to place a retail pizza restaurant known as Marcos Pizza. The lot size is 1.78 acres and zoned “CB” (Community Business. The lot is generally located south of I-70, east of Bent Oak Cutoff, north of Lake Saint Louis Boulevard, west of Bent Oak Drive. Application submitted by Roy Williams.

PUBLIC HEARING CLOSED.

VI. MINUTES: March 6, 2014

APPROVED

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

1. Amended Preliminary Development Plan and Amended Final Development Plan – Heritage at Hawk Ridge

Application for proposed Amendments to the Preliminary Development Plan and Final Development Plan for Heritage at Hawk Ridge to develop Phase 2 and Phase 6 into single family detached lots. Phase 2 is on 16.4 acres and Phase 6 is on 14.9 acres totaling 31.3 acres. The property is zoned PR (Planned Residential) and is generally located south of Interstate 64, north of Orf Road, and west of Lake Saint Louis Boulevard. Application submitted by Pulte Homes of St. Louis, LLC.

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RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

2. Re-Subdivision – 13 and 15 Bayside Court, Lot 9 Lake Saint Louis Bayside Estates

Application for a proposed Re-Subdivision of 13 and 15 Bayside Court of Lot 9 Lake Saint Louis Bayside Estates to be known as Lake Saint Louis Plat 285. The property is zoned “MR” (Multi-Family Residential) and on 9,506 square feet lot. The lot is generally located south of I-70, east of Deloire Drive, adjacent to Bayside Court. Application submitted by Phillip Neale.

TABLED

3. Preliminary Development Plan – Mason Glen Phase III

Application for approval of a revised Preliminary Development Plan for Mason Glen Phase III, a residential subdivision of 85 lots having a minimum size of 9,000 square feet. The site is on 35.18 acres and zoned PD (Planned Development). The property is generally located on the north side of Highway N, approximately 2400’ west of Lake Saint Louis Boulevard and approximately 2800’ east of Duello Road. Application submitted by Artisan Residential Services, LLC.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

4. Code Amendments – Various Provisions in the Municipal Code

Application for consideration of various Amendments to the City’s Municipal Code including provisions in Chapters 235: Solid Waste and/or 430: Additional Development Standards, 400: Boards and Commissions – Land Use and Development, 425: Development Standards, and Appendix A. to Title IV. Land Use entitled “Engineering and Plan Preparation Manual for Public Facilities.” Application submitted by City of Lake Saint Louis.

RECOMMEND APPROVAL ON CODE AMENDMENTS TO SECTION 425.280: DEAD-END STREETS (PERMANENT), SECTION 410.310: STANDARDS, AND SECTION 410.470: STANDARDS TO THE BOARD OF ALDERMEN.

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5. Amended Site Plan and Special Use Permit – Family Video/Marcos Pizza

Application for a proposed Amended Site Plan and Special Use Permit to convert a portion of the Family Video building to place a retail pizza restaurant known as Marcos Pizza. The lot size is 1.78 acres and zoned “CB” (Community Business. The lot is generally located south of I-70, east of Bent Oak Cutoff, north of Lake Saint Louis Boulevard, west of Bent Oak Drive. Application submitted by Roy Williams.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

IX. COMMISSION DISCUSSION & COMMENTS FROM STAFF:

X. ADJOURNMENT:

8:40 PM