

**ACTIONS**  
**AGENDA**  
**CITY OF LAKE SAINT LOUIS**  
**200 CIVIC CENTER DRIVE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MAY 1, 2014**  
**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 Ralph Sidebottom	_____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: (*Continued from April 3<sup>rd</sup> meeting.*)**

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.

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**APPLICANT REQUESTED HIS ITEM BE HEARD AT THE JULY 3<sup>RD</sup>  
PLANNING & ZONING COMMISSION MEETING.**

**PUBLIC HEARING CONTINUED.**

**PUBLIC HEARING:**

Application for a Special Use Permit and Site Plan for a temporary church, known as St. Louis Bridge Church, to be located in Mark Keeven's office/warehouse building. The building is on 4 acres and zoned LI (Light Industrial). The parcel is at the northeast corner of Wies Industrial Drive and Orf Road. Application submitted by Steve Thacker.

**PUBLIC HEARING CLOSED.**

**PUBLIC HEARING: (*Recessed at the April 3<sup>rd</sup> meeting.*)**

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.

**CONTINUE PUBLIC HEARING.**

**PUBLIC HEARING:**

Application for consideration of various Amendments to the City's Municipal Code including provisions in Chapters 405: Development Regulations and General Provisions, 410: Zoning Districts and Regulations,

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Appendix A. to Title IV. Land Use entitled “Engineering and Plan Preparation Manual for Public Facilities,” Chapter 235: Solid Waste and/or Section 430.430: Building Design Guidelines, and possibly other locations in Title IV. Land Use. Application submitted by City of Lake Saint Louis.

**PUBLIC HEARING CLOSED.**

**VI. MINUTES:** April 3, 2014

**APPROVED**

**VII. OLD BUSINESS:**

1. Code Amendments – Various Provisions in the Municipal Code

**MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN FOR CLARIFICATION OF RESPONSIBILITY FOR MAINTENANCE OF DETENTION BASINS AND STORMWATER MANAGEMENT SYSTEMS ON PRIVATE PROPERTIES AND CLARIFYING AND ESTABLISHING ADDITIONAL REMEDIAL MECHANISMS FOR NECESSARY MAINTENANCE WHERE BASINS AND/OR SYSTEMS HAVE BECOME UNSAFE OR A DANGER TO PUBLIC HEALTH & SAFETY OR WHERE THE DEVELOPEPRS, TRUSTEES OR OWNERS HAVE FAILED TO PROVIDE A REASONABLE DEGREE OF MAINTENANCE OF SUCH BASINS AND/OR SYSTEMS IN SECTIONS 425.365 THROUGH 425.369, IN TITLE IV. LAND USE, CHAPTER 425: DEVELOPMENT STANDARDS, ARTICLE IV. DRAINAGE & STORMWATER CONTROL STANDARDS**

**VIII. NEW BUSINESS:**

1. 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.

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MAY 1, 2014**

**APPLICANT REQUESTED HIS ITEM BE HEARD AT THE JULY 3<sup>RD</sup>  
PLANNING & ZONING COMMISSION MEETING.**

**TABLED**

**2. Special Use Permit and Site Plan – St. Louis Bridge Church**

Application for a Special Use Permit and Site Plan for a temporary church, known as St. Louis Bridge Church, to be located in Mark Keeven’s office/warehouse building. The building is on 4 acres and zoned LI (Light Industrial). The parcel is at the northeast corner of Wies Industrial Drive and Orf Road. Application submitted by Steve Thacker.

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

**3. Code Amendments – Chapters 405, 410, 235 and/or 430, Appendix A. to Title IV. Land Use entitled “Engineering and Plan Preparation Manual for Public Facilities”**

Application for consideration of various Amendments to the City’s Municipal Code including provisions in Chapters 405: Development Regulations and General Provisions, 410: Zoning Districts and Regulations, Appendix A. to Title IV. Land Use entitled “Engineering and Plan Preparation Manual for Public Facilities,” Chapter 235: Solid Waste and/or Section 430.430: Building Design Guidelines, and possibly other locations in Title IV. Land Use. Application submitted by City of Lake Saint Louis.

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

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

**X. ADJOURNMENT:**

**7:40 PM**