

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

I. CALL TO ORDER:

II. ROLL CALL:

	PRESENT	ABSENT
Pearson Buell, Vice Chairman	<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> X </u>	<u> </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

NONE

IV. APPROVAL OF AGENDA:

APPROVED

V. PUBLIC HEARING: (Continued from April meeting.)

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

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

PUBLIC HEARING CLOSED.

PUBLIC HEARING: (Continued from April meeting.)

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.

ITEM REMOVED FROM THE AGENDA.

PUBLIC HEARING:

Application for a Special Use Permit to operate a Pilates and yoga center in Lake Saint Louis Office Center. The property is zoned HC (Highway Commercial) and is 5.20 acres. The parcel is located approximately 500 feet southeast from the intersection of Lake Saint Louis Boulevard and Veteran's Memorial Parkway, west of Lakeside Drive. Application submitted by Mary Peacock.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Amended Preliminary Development Plan and Special Use Permit to construct a commercial multi-tenant building on Lot B2-2A Hawk Ridge Village Plat Five. The parcel is 1.32 acres and zoned PD (Planned Development). The property is generally located

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north of State Highway N, south of Pond Fort Trail, west of Ronald Reagan Drive, and east of Ridgeway Drive. Application submitted by Charlie Castello.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Amended Preliminary Development Plan and Special Use Permit to construct a 7,020 square foot four-unit tenant retail building and required parking on Lot B2.1 Hawk Ridge Village Plat Four. The parcel is 1.77 acres and zoned PD (Planned Development). The property is generally located north of State Highway N, south of Pond Fort Trail, west of Ronald Reagan Drive, and east of Ridgeway Drive. Application submitted by Hawk Ridge Investors, LLC.

PUBLIC HEARING CONTINUED TO JUNE MEETING.

PUBLIC HEARING:

Application for a proposed Zoning Amendment to PD (Planned Development) for limited specified uses as shown on the proposed Preliminary Development Plan and Special Use Permit in compliance with amended zoning for Lot S-321 Estates of Hawk Ridge. The property is currently zoned PR (Planned Residential) and is 1.84 acres. The parcel is generally located south of Interstate 64, north of Hawk Ridge Circle, west of Freymuth Lane, and east of Hawks Landing Drive. Application submitted by James Clemens.

PUBLIC HEARING CLOSED.

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VI. MINUTES: April 2, 2015

APPROVED

VII. OLD BUSINESS:

1. Site Plan Review – Panda Express

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

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

REMOVED FROM THE AGENDA.

VIII. NEW BUSINESS:

1. Special Use Permit – The Pilates and Yoga Center of Lake St. Louis

Application for a Special Use Permit to operate a Pilates and yoga center in Lake Saint Louis Office Center. The property is zoned HC (Highway Commercial) and is 5.20 acres. The parcel is located approximately 500 feet southeast from the intersection of Lake Saint Louis Boulevard and Veteran's Memorial Parkway, west of Lakeside Drive. Application submitted by Mary Peacock.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

2. Amended Preliminary Development Plan and Special Use Permit – Lot B2-2A Hawk Ridge Village Plat Five

Application for a proposed Amended Preliminary Development Plan and Special Use Permit to construct a commercial multi-tenant building on Lot B2-2A Hawk Ridge Village Plat Five. The parcel is 1.32 acres and zoned PD (Planned Development). The property is generally located north of State Highway N, south of Pond Fort Trail, west of Ronald Reagan Drive, and east of Ridgeway Drive. Application submitted by Charlie Castello.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

3. Amended Preliminary Development Plan and Special Use Permit – Lot

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B2.1 Hawk Ridge Village Plat Four

Application for a proposed Amended Preliminary Development Plan and Special Use Permit to construct a 7,020 square foot four-unit tenant retail building and required parking on Lot B2.1 Hawk Ridge Village Plat Four. The parcel is 1.77 acres and zoned PD (Planned Development). The property is generally located north of State Highway N, south of Pond Fort Trail, west of Ronald Reagan Drive, and east of Ridgeway Drive. Application submitted by Hawk Ridge Investors, LLC.

TABLED

4. Zoning Amendment, Preliminary Development Plan, and Special Use Permit – Lot S-321 Estates of Hawk Ridge

Application for a proposed Zoning Amendment to PD (Planned Development) for limited specified uses as shown on the proposed Preliminary Development Plan and Special Use Permit in compliance with amended zoning for Lot S-321 Estates of Hawk Ridge. The property is currently zoned PR (Planned Residential) and is 1.84 acres. The parcel is generally located south of Interstate 64, north of Hawk Ridge Circle, west of Freymuth Lane, and east of Hawks Landing Drive. Application submitted by James Clemens.

RECOMMENDATION FOR THE BOARD OF ALDERMEN TO APPROVE FAILED.

5. Election of Officers

**PEARSON BUELL, CHAIRMAN
FRANK GUERRETTAZ, VICE CHAIRMAN**

IX. COMMISSION DISCUSSION & COMMENTS FROM STAFF:

X. ADJOURNMENT:

9:45 PM