

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
JUNE 2, 2016**

Saint Louis Boulevard, north of Interstate 70.
Application submitted by City of Lake Saint Louis.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Site Plan Review to add a tandem point to an existing drive-thru lane at McDonald's restaurant. The parcel is approximately 1.67 acres and zoned HC (Highway Commercial). The property is at the southeast corner of West Terra Lane and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by Doug and Deb Bishop.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Site Plan Review to build a 5600 square foot two-tenant office/warehouse building for RFC Industries. The parcel is on 1.002 acres and zoned LI (Light Industrial). The property is located south of Orf Road, north of State Highway N, east of TCW Court, and west of Stag Industrial Boulevard. Application submitted by Jason Antcliff.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Amended Preliminary Development Plan and Special Use Permit to construct five (5) new 8-unit buildings with associated improvements in Phase Two-A at The Waterways of Lake Saint Louis. The total acreage of the site is 69.08 acres and zoned PD (Planned Development). The property is located south of

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Lake Saint Louis Boulevard, east of Henke Road, west of Hanley Road, and north of Feise Road. Application submitted by Scott Brothers Investment Corporation.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application of proposed Zoning Amendments to ratify the zoning district designations for SS and D Properties LLC (Parcels A, B, and C) as HC (Highway Commercial). Parcel ID Nos. 4-0052-A556-00-0016.1000000 (Parcel A), 4-0052-A556-00-000A.0000000 (Parcel B), 4-0052-0054-00-0009.0000000 (Parcel C), and are on 1.3232 acres, 0.39 acres, and 0.99 acres, respectively. Parcels A and B are located south of West Terra Lane, east of Lake Saint Louis Boulevard, north of Interstate 70. Parcel C is located at the southwest corner of East Pitman Avenue and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by City of Lake Saint Louis.

PUBLIC HEARING CLOSED.

PUBLIC HEARING: (Continued from May 5th meeting.)

Application for proposed Amendments to Municipal Code Section 410.110 and/or other appropriate sections of the Code allowing basketball goals. Application submitted by City of Lake Saint Louis.

PUBLIC HEARING CONTINUED.

VI. MINUTES: May 5, 2016

APPROVED

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VI. OLD BUSINESS:

1. Code Amendment – Basketball Goals

REMAINED TABLED.

VII. NEW BUSINESS:

1. Zoning Amendment – Western Oil Co. Inc.

Application of proposed Zoning Amendment to ratify the zoning district designations for Western Oil Inc. as HC (Highway Commercial). The parcel is on 1.2564 acres and generally located at the southeast corner of West Terra Lane and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by City of Lake Saint Louis.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

2. Site Plan Review – McDonald’s Restaurant

Application for a proposed Site Plan Review to add a tandem point to an existing drive-thru lane at McDonald’s restaurant. The parcel is approximately 1.67 acres and zoned HC (Highway Commercial). The property is at the southeast corner of West Terra Lane and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by Doug and Deb Bishop.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

3. Site Plan Review – Office/Warehouse RFC Industries

Application for a proposed Site Plan Review to build a 5600 square foot two-tenant office/warehouse building for RFC Industries. The parcel is on 1.002 acres and zoned LI (Light Industrial). The property is located south of Orf Road, north of State Highway N, east of TCW Court, and west of Stag Industrial Boulevard. Application submitted by Jason Antcliff.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

4. Amended Preliminary Development Plan and Special Use Permit – The

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Waterways of Lake Saint Louis

Application for a proposed Amended Preliminary Development Plan and Special Use Permit to construct five (5) new 8-unit buildings with associated improvements in Phase Two-A at The Waterways of Lake Saint Louis. The total acreage of the site is 69.08 acres and zoned PD (Planned Development). The property is located south of Lake Saint Louis Boulevard, east of Henke Road, west of Hanley Road, and north of Feise Road. Application submitted by Scott Brothers Investment Corporation.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

5. Zoning Amendment – SS and D Properties LLC

Application of proposed Zoning Amendments to ratify the zoning district designations for SS and D Properties LLC (Parcels A, B, and C) as HC (Highway Commercial). Parcel ID Nos. 4-0052-A556-00-0016.1000000 (Parcel A), 4-0052-A556-00-000A.0000000 (Parcel B), 4-0052-0054-00-0009.0000000 (Parcel C), and are on 1.3232 acres, 0.39 acres, and 0.99 acres, respectively. Parcels A and B are located south of West Terra Lane, east of Lake Saint Louis Boulevard, north of Interstate 70. Parcel C is located at the southwest corner of East Pitman Avenue and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by City of Lake Saint Louis.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

VIII. COMMISSION DISCUSSION & COMMENTS FROM STAFF:

IX. ADJOURNMENT:

7:40 PM