

ACTIONS
AGENDA
CITY OF LAKE SAINT LOUIS
200 CIVIC CENTER DRIVE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 4, 2015
AT
CIVIC CENTER
BOARD CONFERENCE ROOM
7:00 PM

I. CALL TO ORDER:

II. ROLL CALL:

	PRESENT	ABSENT
Pearson Buell, Chairman	<u> X </u>	<u> </u>
Frank Guerrettaz, Vice Chairman	<u> </u>	<u> X </u>
Rhonda Ferrett	<u> </u>	<u> X </u>
William Fridley	<u> X </u>	<u> </u>
Glen Heiman	<u> </u>	<u> X </u>
Tom Mispagel	<u> X </u>	<u> </u>
Norman Underkofler	<u> </u>	<u> X </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: (Continued from May meeting.)

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

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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 CLOSED.

PUBLIC HEARING:

Application for proposed Amended Preliminary Development Plan and Amended Final Development to create four lots in Phase II of Chateau du Bois subdivision. The property is zoned PD (Planned Development) and is on 4.325 acres. The parcel is generally located north of Technology Drive, west of Henke Road, south of Lake Saint Louis Boulevard, and east of Locksley Manor subdivision. Application submitted by Chateau du Bois, LLC.

ITEM REMOVED FROM THE AGENDA.

PUBLIC HEARING:

Application for a Final Subdivision Plat to subdivide tract of land into three (3) parcels for future development to be known as Lake Saint Louis Plat 287. The property is zoned HC (Highway Commercial) and is on 9.745 acres. The parcel is generally located southwest of the intersection of Technology Drive and Feise Commercial Drive. Application submitted by Lake Ridge LSL Senior, LP.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Amended Preliminary Development Plan and Amended Final

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Development Plan to re-subdivide remaining 24 Plat Two multi-family lots into 16 single-family lots in Heritage at Hawk Ridge subdivision. The parcel is 16.4 acres and zoned PD (Planned Development). The property is generally located south of Highway I-64, west of Lake Saint Louis Boulevard, adjacent to Hawk Ridge on the Green to the north. Application submitted by Pulte Group.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Amended Preliminary Development Plan, Amended Final Development Plan, and Special Use Permit to construct an approximate 3,500 square foot retail building for Sherwin-Williams. The parcel is 1.12 acres and zoned PD (Planned Development). The property is generally located east of Ronald Reagan Drive, west of State Highway N, adjacent lot immediately south of AutoZone in The Shoppes at Hawk Ridge. Application submitted by SWE, LLC.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a proposed Amendment to Municipal Code Section 410.590 adding “skilled nursing care facilities” and “assisted living facilities” to the listing of uses permitted by Special Use Permit in the City’s HC (Highway Commercial) zoning district, and furthermore establishing minimum and/or maximum standards for such uses in other zones that they are allowed. Application submitted by City of Lake Saint Louis.

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PUBLIC HEARING CLOSED.

VI. MINUTES: May 7, 2015

APPROVED

VII. OLD BUSINESS:

1. Amended Preliminary Development Plan and Special Use Permit – Lot B2.1 Hawk Ridge Village Plat Four (Imo's)

MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN FAILS.

VIII. NEW BUSINESS:

1. Amended Preliminary Development Plan and Amended Final Development Plan – Chateau du Bois Plat 2B

Application for proposed Amended Preliminary Development Plan and Amended Final Development to create four lots in Phase II of Chateau du Bois subdivision. The property is zoned PD (Planned Development) and is on 4.325 acres. The parcel is generally located north of Technology Drive, west of Henke Road, south of Lake Saint Louis Boulevard, and east of Locksley Manor subdivision. Application submitted by Chateau du Bois, LLC.

ITEM REMOVED.

2. Final Subdivision Plat – Lake Saint Louis Plat 287

Application for a Final Subdivision Plat to subdivide tract of land into three (3) parcels for future development to be known as Lake Saint Louis Plat 287. The property is zoned HC (Highway Commercial) and is on 9.745 acres. The parcel is generally located southwest 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.

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

Application for a proposed Amended Preliminary Development Plan and Amended Final Development Plan to re-subdivide remaining 24 Plat Two multi-family lots into 16 single-family lots in Heritage at Hawk Ridge subdivision. The parcel is 16.4 acres and zoned PD (Planned Development). The property is generally located south of Highway I-64, west of Lake Saint Louis Boulevard, adjacent to Hawk Ridge on the Green to the north. Application submitted by Pulte Group.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

4. Amended Preliminary Development Plan, Amended Final Development Plan, and Special Use Permit – Hawk Ridge Village Plat 2 Subdivision Lot E Lot 3 (Sherwin-Williams)

Application for a proposed Amended Preliminary Development Plan, Amended Final Development Plan, and Special Use Permit to construct an approximate 3,500 square foot retail building for Sherwin-Williams. The parcel is 1.12 acres and zoned PD (Planned Development). The property is generally located east of Ronald Reagan Drive, west of State Highway N, adjacent lot immediately south of AutoZone in The Shoppes at Hawk Ridge. Application submitted by SWE, LLC.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

5. Code Amendment – Skilled Nursing Care Facilities and Assisted Living Facilities

Application for a proposed Amendment to Municipal Code Section 410.590 adding “skilled nursing care facilities” and “assisted living facilities” to the listing of uses permitted by Special Use Permit in the City’s HC (Highway Commercial) zoning district, and furthermore establishing minimum and/or maximum standards for such uses in other zones that they are allowed. Application submitted by City of Lake Saint Louis.

RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

IX. COMMISSION DISCUSSION & COMMENTS FROM STAFF:

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X. ADJOURNMENT:

8:00 P.M.