

REVISED

ACTIONS
AGENDA
CITY OF LAKE SAINT LOUIS
200 CIVIC CENTER DRIVE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 5, 2013
AT
CIVIC CENTER
BOARD CONFERENCE ROOM
7:00 PM

I. CALL TO ORDER:

II. ROLL CALL:

PRESENT ABSENT

Gary Turner, Chairman	<u> X </u>	<u> </u>
Pearson Buell	<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>
Alderman Kathy Schweikert sitting in for Mayor Ralph Sidebottom	<u> X </u>	<u> </u>
Alderman Karen Vennard	<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: *(Public Hearing continued from the August 1st meeting.)*

Review of previously Approved Preliminary Development Plan St. Joseph Hospital West – Lake Saint Louis Campus Expansion including the addition of three floors of patient rooms above the existing hospital, the construction of a diagnostic testing center and lab, and the

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construction of a multi-floor parking garage to be built in phases. The hospital campus is on 23.92 acres and zoned PD (Planned Development). The property is generally located south of Interstate 70, north of Lake Saint Louis, east of Harbor Bend Court, and west of Lake Saint Louis Boulevard. Application submitted by SSM Healthcare/SSM Properties, Inc.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a Site Plan Review to construct a 16,800 square foot two-story building on Lot 3 of Hawk Ridge Commons. The parcel is 4.69 acres and zoned PD (Planned Development). The property is generally located southwest of Hawk Ridge Circle, east of Hawks Landing Drive, and north of Orf Road. Application submitted by Mike DeMauro.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for a Zoning Amendment to ratify the zoning district designation of the following properties annexed into the City on January 3, 2011 and by Consent Judgment on March 15, 2012:

- The Lake Saint Louis Exposition Park, LLC on 5.890 acres proposed zoning is HC (Highway Commercial);
- Dardenne Town Square, LLC on 1.381 acres proposed zoning is HC (Highway Commercial);
- Dardenne Town Square, LLC on 1.129 acres proposed zoning is HC (Highway Commercial);

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- KK Trust Development, LLC on 1.573 acres proposed zoning is HC (Highway Commercial); and
 - Wentzville Fire Protection District #13 on 2.519 acres proposed zoning is PA (Public Activity).
- Application submitted by City of Lake Saint Louis.

PUBLIC HEARING CONTINUED.

PUBLIC HEARING:

Application for a Zoning Amendment to ratify the zoning district designation of Tracts 1 and 2 for South Ridge Shoppes, LLC annexed into the City on May 20, 2013. The proposed zoning, as designated in a Pre-Annexation Agreement, is HC (Highway Commercial) on Tract 1 3.00 acres and Tract 2 12.946 acres. Application submitted by City of Lake Saint Louis.

PUBLIC HEARING CLOSED.

VI. MINUTES: August 1, 2013

APPROVED

VII. OLD BUSINESS:

VIII. NEW BUSINESS: *(Continued from the August 1st meeting.)*

1. Review Previously Approved Preliminary Development Plan – St. Joseph Hospital West

Review of previously Approved Preliminary Development Plan St. Joseph Hospital West – Lake Saint Louis Campus Expansion including the addition of three floors of patient rooms above the existing hospital, the construction of a diagnostic testing center and lab, and the construction of a multi-floor parking garage to be built in phases. The hospital campus is on 23.92 acres and zoned PD (Planned Development). The property is generally located south of

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Interstate 70, north of Lake Saint Louis, east of Harbor Bend Court, and west of Lake Saint Louis Boulevard. Application submitted by SSM Healthcare/SSM Properties, Inc.

THIS PUBLIC HEARING BEING A REVIEW OF AN APPROVED PRELIMINARY DEVELOPMENT PLAN DOES NOT REQUIRE ANY MOTIONS.

2. Site Plan Review – Lot 3 Hawk Ridge Commons

Application for a Site Plan Review to construct a 16,800 square foot two-story building on Lot 3 of Hawk Ridge Commons. The parcel is 4.69 acres and zoned PD (Planned Development). The property is generally located southwest of Hawk Ridge Circle, east of Hawks Landing Drive, and north of Orf Road. Application submitted by Mike DeMauro.

MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

3. Zoning Amendment – Parcels Annexed by Consent Judgment on March 15, 2012

Application for a Zoning Amendment to ratify the zoning district designation of the following properties annexed into the City on January 3, 2011 and by Consent Judgment on March 15, 2012:

- The Lake Saint Louis Exposition Park, LLC on 5.890 acres proposed zoning is HC (Highway Commercial);
- Dardenne Town Square, LLC on 1.381 acres proposed zoning is HC (Highway Commercial);
- Dardenne Town Square, LLC on 1.129 acres proposed zoning is HC (Highway Commercial);
- KK Trust Development, LLC on 1.573 acres proposed zoning is HC (Highway Commercial); and
- Wentzville Fire Protection District #13 on 2.519 acres proposed zoning is PA (Public Activity).

Application submitted by City of Lake Saint Louis.

TABLED

4. Zoning Amendment – South Ridge Shoppes, LLC

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Application for a Zoning Amendment to ratify the zoning district designation of Tracts 1 and 2 for South Ridge Shoppes, LLC annexed into the City on May 20, 2013. The proposed zoning, as designated in a Pre-Annexation Agreement, is HC (Highway Commercial) on Tract 1 - 3.00 acres and Tract 2 - 12.946 acres. Application submitted by City of Lake Saint Louis.

MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN.

5. Election of a Vice Chairman for the Planning and Zoning Commission

PEARSON BUELL HAS BEEN ELECTED.

IX. COMMISSION DISCUSSION & COMMENTS FROM STAFF:

X. ADJOURNMENT:

8:20 PM