

ACTIONS
AGENDA
CITY OF LAKE SAINT LOUIS
200 CIVIC CENTER DRIVE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 3, 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, Vice Chairman	<u> X </u>	<u> </u>
Rhonda Ferrett	<u> X </u>	<u> </u>
William Fridley	<u> X </u>	<u> </u>
Frank Guerrettaz	<u> </u>	<u> X </u>
Glen Heiman	<u> X </u>	<u> </u>
Norman Underkofler	<u> X </u>	<u> </u>
Mayor Ralph Sidebottom	<u> X </u>	<u> </u>
Alderman Karen Vennard	<u> </u>	<u> X </u>

ALSO PRESENT: Steve Schertel, Director of Community Development
 Brenda Cueller, Recording Secretary

III. PUBLIC COMMENT

IV. APPROVAL OF AGENDA:

APPROVED

V. PUBLIC HEARING:

Application for a proposed Site Plan Review of Townhomes at Prominence showing the locations of proposed model/display townhomes and a temporary sales trailer office. The site is on 13.51 acres and zoned MR (Multi-Family Residential). The property is generally located south of

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Prospect Road, north and east of Civic Center Drive (north outer road), and west of Freymuth Road. Application submitted by McBride Prominence LLC.

PUBLIC HEARING CLOSED.

VI. NEW BUSINESS:

1. Site Plan Review – Townhomes at Prominence

Application for a proposed Site Plan Review of Townhomes at Prominence showing the locations of proposed model/display townhomes and a temporary sales trailer office. The site is on 13.51 acres and zoned MR (Multi-Family Residential). The property is generally located south of Prospect Road, north and east of Civic Center Drive (north outer road), and west of Freymuth Road. Application submitted by McBride Prominence LLC.

RECOMMEND APPROVAL TO BOARD OF ALDERMEN.

VII. PUBLIC HEARING: (Continued)

Application for a proposed Preliminary and Final Subdivision Plat for Lots 17, 18 and 19 of Chateau du Bois Phase II. The site is on 1.76 acres and zoned PD (Planned Development). The property is generally located south of Lake Saint Louis Boulevard, west of South Henke Road, and north of Technology Drive. Application submitted by Chateau du Bois, LLC.

PUBLIC HEARING CONTINUED.

PUBLIC HEARING: (*Public Hearing continued from the September 5th meeting.*)

Application for a Zoning Amendment to ratify the zoning district designation of the following properties annexed into the City on January 3,

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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.

PUBLIC HEARING CLOSED.

PUBLIC HEARING:

Application for an Amendment to the Municipal Code amending Appendix A. Engineering and Plan Preparations Manual for Public Facilities found in Title IV. Land Use providing for a new Section 1.4.3 to be entitled, "Design Exemptions" and providing a procedure for limited exceptions to the strict interpretation of the text of the Manual. Application submitted by City of Lake Saint Louis.

PUBLIC HEARING CLOSED.

VIII. MINUTES: September 5, 2013

APPROVED

IX. OLD BUSINESS:

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X. NEW BUSINESS: (Continued)

2. Preliminary and Final Subdivision Plat – Chateau du Bois

Application for a proposed Preliminary and Final Subdivision Plat for Lots 17, 18 and 19 of Chateau du Bois Phase II. The site is on 1.76 acres and zoned PD (Planned Development). The property is generally located south of Lake Saint Louis Boulevard, west of South Henke Road, and north of Technology Drive. Application submitted by Chateau du Bois, LLC.

APPLICATION WAS NOT OPENED.

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.

RECOMMEND APPROVAL TO BOARD OF ALDERMEN.

4. Code Amendment – Appendix A. Engineering and Plan Preparations Manual for Public Facilities

Application for an Amendment to the Municipal Code amending Appendix A. Engineering and Plan Preparations Manual for Public Facilities found in Title IV. Land Use providing for a new Section 1.4.3 to be entitled, “Design Exemptions” and providing a procedure for limited exceptions to the strict

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interpretation of the text of the Manual. Application submitted by City of Lake Saint Louis.

RECOMMEND APPROVAL TO BOARD OF ALDERMEN.

VII. COMMISSION DISCUSSION & COMMENTS FROM STAFF:

VIII. ADJOURNMENT:

7:15 PM