AGENDA

I. CALL TO ORDER

II. ROLL CALL

Present  Absent
Pearson Buell, Chairman  ______  ______
Tom Mispagel, Vice Chairman  ______  ______
Rhonda Ferrett  ______  ______
William Fridley  ______  ______
Glen Heiman  ______  ______
Tom O’Connor  ______  ______
Dominique Stoddard  ______  ______
Mayor Kathy Schweikert  ______  ______
Alderman John Pellerito  ______  ______

Also present:  Louis Clayton, AICP, Director of Community Development
               Matthew Kuelker, Senior Project Manager
               Brenda Cueller, Recording Secretary

III. APPROVAL OF AGENDA

IV. APPROVAL OF MEETING MINUTES

Regular meeting of August 1, 2019

V. PUBLIC COMMENT

VI. PUBLIC HEARING - TABLED BUSINESS

VII. PUBLIC HEARING - NEW BUSINESS

1. 200 Civic Center Drive – City of Lake Saint Louis Police Department
    Site Plan Review and Special Use Permit: Consideration of a request by
    Lake Saint Louis Police Department, applicant, to construct a 60-foot
    monopole communication tower for emergency police radio communications.
VIII. OTHER BUSINESS

IX. COMMISSION AND STAFF COMMENTS

X. ADJOURNMENT
The City of Lake Saint Louis Planning and Zoning Commission met on August 1, 2019, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Vice Chairman Tom Mispagel called the meeting to order. Present: Commissioners Rhonda Ferrett, Glen Heiman, Tom O’Connor, Dominique Stoddard, and Alderman John Pellerito. Absent: Commissioners Pearson Buell, William Fridley and Mayor Kathy Schweikert. Also present: Louis Clayton, Director of Community Development and Brenda Cueller, acting as recording secretary.

PUBLIC COMMENT:

There were no comments made, the meeting continued.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Heiman made a motion to approve the August 1, 2019 regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion carries.

MOTION TO APPROVE THE AUGUST 1, 2019 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: July 8, 2019

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to waive the reading of the minutes from the July 8, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Alderman Pellerito and the motion carries.
THE MINUTES FROM THE JULY 8, 2019 PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – TABLED BUSINESS:

There was no tabled business, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. 1475 Prospect Road – Lullaby Inn Learning Center

Amended Preliminary Development Plan, Site Plan Review, and Special Use Permit: Consideration of a request by Brittany Wilson, Lullaby Inn Learning Center, applicant on behalf of SC Marion Properties LLC, owner, to construct an 8,176-square-foot day care facility on Lot 2 to be known as Lullaby Inn Learning Center.

Vice Chairman Mispagel opened the meeting to a public hearing as duly advertised in a legal publication on the above-noted topic.

Justin Winter with Bax Engineering and Brittany Wilson, owner, were present. Mr. Winter stated an 8,176-square-foot daycare facility would be built on Lot 2 to be known as Lullaby Inn Learning Center. Mr. Winter said the property is located at the northwest corner of Northshire Lane and Prospect Road surrounded by single-family residential subdivisions. Mr. Winter discussed access through the site to drop off children noting there were 36 parking spaces on site. Mr. Winter discussed the landscape plan and the additional plantings the City is requesting. He noted the south side foundation planting is good. Three-fourths of the building (east, north, west) has a sidewalk and landscaping cannot be placed next to the foundation. He noted they placed clusters of plants in areas not next to the foundation but areas which make it aesthetically pleasing. Elevation renderings were displayed.
Louis Clayton, Director of Community Development, stated the requirements in the building foundation code noting the landscape plan does not comply. Mr. Clayton stated the planting requirements for this site. He said the previous Preliminary Development Plan approval in 2017 was office use for this lot. The applicant was no longer requesting a boundary adjustment for this lot. Mr. Clayton said staff’s recommendation is to recommend approval of the Amended Preliminary Development Plan, Site Plan and Special Use Permit to the Board of Aldermen with the following condition:

1. That the landscape plan be revised to provide the required building foundation landscaping and parking lot trees in accordance with Sections 405.360.D.2.d and 245.030.A.2 of the Municipal Code.

David Stone, 43 Chatsworth Court, stated he is a trustee on Stonecrest Homeowners Association. He questioned the north end of this property regarding Stonecrest’s common ground and detention basin. He wanted to know where this development’s stormwater runoff will flow. He also questioned the amount of greenery to be planted since the 2017 development plan had increased the vegetation. He has concerns about the entrance on Northshire Lane impacting egress from the Stonecrest Subdivision.

Janet Sturm, 49 Chatsworth Court, noted her concern regarding traffic with the roundabout off Prospect Road being so close. She asked if a traffic study had been done.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the proposed Amended Preliminary Development Plan, Site Plan and Special Use Permit to the Board of Aldermen with the following condition:

1. That the landscape plan be revised to provide the required building foundation landscaping and parking lot trees in accordance with Sections 405.360.D.2.d and 245.030.A.2 of the
Municipal Code.

The motion was seconded by Commissioner Heiman and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN, SITE PLAN AND SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED IN THE MOTION IS HEREBY APPROVED, AS NOTED ABOVE.

2. 8670 Orf Road – Keeven Industrial Subdivision
   Preliminary Subdivision Plat, Final Subdivision Plat, and Site Plan Review

Consideration of a request by Cliff Heitmann, Bax Engineering, applicant on behalf of Mark F. Keeven, owner, for the subdivision of the subject property into three lots to be known as Keeven Industrial Subdivision and construction of two 12,000-square-foot office/warehouse buildings on Lots 2 and 3.

Vice Chairman Mispagel opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Larry Walker with Bax Engineering stated he was present for the application along with the property owner, Mark Keeven. Mr. Walker said the applicant was requesting a Preliminary/Final Subdivision Plat and Site Plan Review for his 3.86 acres parcel located at the northeast corner of Wies Industrial Drive and Orf Road. He noted the parcel is zoned “LI” and is requesting to subdivide the lot into three parcels with an existing building to be on Lot 1 and two 12,000-square-foot office/warehouse buildings to be built on Lots 2 and 3. He stated the proposed office/warehouse buildings would look like the original building. Mr. Walker discussed parking, landscaping and retention area. He noted they coordinated with Public Works regarding alignment of the entrance off Wies Industrial Drive. Mr. Walker stated they request a modification of approval – let plan be submitted with foundation plantings. It was noted they based their reduction on a 2018 approval across the street and depicted onsite. He stated they felt the foundation planting was appropriate for the location.
Alderman Pellerito asked how much of a reduction.

Mr. Walker stated 60% on what was approved across the street. He noted the building on Orf Road is newer across the street.

Louis Clayton, Director of Community Development, stated the development across the street is required to have 40 trees but has 16. He noted that it may have been an oversight not intentional.

Mark Keeven, owner, stated he bought the building 14 years ago for him and his son to build spec buildings. Mr. Keeven said he is trying to keep the cost reasonable. If foundation plantings are required, it would infringe on the parking. He noted this subdivision is pretty much built out and the planting being presented is in keeping with the character.

Public Hearing closed.

Alderman Pellerito stated he would hate to see landscaping not being required. He noted the ordinance would need to be reviewed and would not want a precedent set. He stated further discussion will be needed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the Preliminary Subdivision Plat, Final Subdivision Plat and Site Plan to the Board of Aldermen with the following condition:

1. That the landscape plan be revised to provide the required building foundation landscaping in accordance with Section 405.360.D.2.d of the Municipal Code.

The motion was seconded by Alderman Pellerito and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY SUBDIVISION PLAT, FINAL SUBDIVISION PLAT AND SITE PLAN TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED IN THE MOTION IS HEREBY APPROVED, AS NOTED ABOVE.
OTHER BUSINESS:

1. Freymuth Road – Lake Pointe

   Extension of Validity: Consideration of a request from Mark W. Schoedel, Lutheran Senior Services, for a 12-month extension of the site plan approval associated with the construction of a senior living facility to be known as Lake Pointe.

Mark Schoedel, Vice President of Construction, stated they were requesting a 12-month extension of the Lutheran Senior Services at Lake Pointe master plan. He noted they would be unable to begin the start of this project within the required timeframe. Mr. Schoedel said the Mason Pointe project in Town & Country is the reason for the delay. This project will be completed in the summer of 2020. They are in the process of reviewing the unit mix and density for this project to better address the changing needs for the market in Lake Saint Louis. The updated plan will have minor changes to the current approved building footprints or heights and potentially decrease the current planned density. There would be no changes to the current plan roadway or access points. He stated they hope next year to have a firmer plan.

Alderman Pellerito asked what the real hold up regarding this project is. He asked if there was not a lot of interest.

Paul Ogier, Chief Financial Officer and Planning, stated the history of this site. He noted the development of the Town & Country site was more difficult. Mr. Ogier said they have $6,000,000 invested in this project and will see it through. He noted they have 35 residents signed up. The money aspect - 65% of the units sold. He noted they are in the process to redesign this building and provide new cost estimates and new marketing.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval to the Board of Aldermen a 12-month extension of the Site Plan period of validity, to expire on September 3, 2020. The motion was seconded by Commissioner O’Connor and the motion passes.
MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN A 12-MONTH EXTENSION OF THE SITE PLAN PERIOD OF VALIDITY, TO EXPIRE ON SEPTEMBER 3, 2020 IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

There being no discussion or comments, the meeting continued.

ADJOURNMENT:

There was no further business to come before the Planning and Zoning Commission, the meeting was, on motion duly made, seconded and unanimously voted on, adjourned at 7:40 p.m.

Brenda Cueller
Serving as recording secretary of the meeting
**MEETING DATE**
October 3, 2019

**PROJECT LOCATION**
200 Civic Center Drive

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<tr>
<th>APPLICANT</th>
<th>City of Lake Saint Louis Police Department</th>
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<td>OWNER</td>
<td>City of Lake Saint Louis</td>
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<td>LOT SIZE</td>
<td>8.63 acres</td>
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<td>ZONING</td>
<td>“PA” Public Activity</td>
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<td>APPLICATION TYPE</td>
<td>Site Plan Review and Special Use Permit</td>
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<td>PROPOSAL</td>
<td>Construction of a 60-foot monopole ...</td>
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<tr>
<td>STAFF</td>
<td>Louis Clayton, AICP, Director of ...</td>
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BACKGROUND

The subject property measures 8.63 acres in size and is located at the northwest corner of Lake Saint Louis Boulevard and Civic Center Drive. The property contains Lake Saint Louis City Hall and Veterans Memorial Park. The property has a zoning designation of “PA” Public Activity. The land uses and zoning designations of adjacent properties are summarized in the following chart and map:

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<th>Direction</th>
<th>Land Use</th>
<th>Name/Subdivision</th>
<th>Zoning</th>
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<tr>
<td>North</td>
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<td>The Moorings</td>
<td>“SR-1” Single-Family Residential</td>
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<td>Vacant</td>
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<td>“PD” Planned Development “HC” Highway Commercial</td>
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<tr>
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<td>“HC” Highway Commercial</td>
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<tr>
<td>West</td>
<td>Commercial</td>
<td>Huck’s, Regions Bank</td>
<td>“CB” Community Business</td>
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*Unincorporated St. Charles County*
PROJECT DESCRIPTION

The Lake Saint Louis Police Department is a Primary Service Answering Point (PSAP) for emergency services. As a PSAP, the Police Department must connect the City’s dispatch center with the St. Charles County radio system which provides interoperability with other police departments and emergency response agencies. Currently, the Police Department is operating on a back-up radio system which limits their interoperability with other agencies and raises other officer safety issues. In order to achieve point-to-point communication with the St. Charles County radio system, a 60-foot communication tower is proposed adjacent to the Police Department sally port where other radio antennas already exist. According to the Chief of Police, connecting to the radio system is critical to public safety.

In accordance with Section 405.420 of the Municipal Code, new communication towers are subject to approval of a Special Use Permit and Site Plan Review.

Special Use Permit
Pursuant to Section 405.420.F.3 of the Municipal Code, communications towers and antennas shall be subject to special use permits in accordance with the following considerations:

1. Minimal height of the proposed tower, consistent with technical requirements of the telecommunication service.
2. Maximum distance of the tower from residential structures and residential district boundaries.
3. Utilization of surrounding topography to minimize visibility of the tower from existing and future residential areas and public streets.
4. Utilization of surrounding tree coverage and foliage to minimize visibility of the tower from existing and future residential areas and public streets.
5. Design of the tower, with particular reference to design characteristics that have the effect of the camouflaging facilities or otherwise reducing or eliminating visual obtrusiveness.
6. Proposed ingress and egress.
7. Availability of suitable existing communication towers and other antenna mounts as alternatives to the proposed tower.
8. Alternative telecommunication system configurations which would utilize antenna mounts with lower heights or less visual obtrusiveness.
9. Compliance with other provisions of Section 405.420.

Additionally, approval or denial of a Special Use Permit shall be based upon the following criteria found in Section 405.340.D of the Municipal Code:

1. The proposed special use complies with all applicable provisions of this Code, the City’s Comprehensive Plan and good planning practice.
2. The proposed special use at the specified location will contribute to and promote the general welfare, health, safety and convenience of the public.
3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the real property with respect to streets giving access to it are such that the special use will not adversely affect the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining
whether the special use will adversely affect the immediate neighborhood, consideration shall be given to:
   a. The location, nature and height of buildings, structures, walls and fences on the real property; and
   b. The nature and extent of proposed landscaping and screening on the real property.

4. Off-street parking and loading areas will be provided in accordance with the standards set forth in this Code.

5. Adequate utilities, drainage and other such necessary facilities have been or will be provided on the real property.

6. Adequate access roads, entrances and exit drives shall be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion on public streets and alleys.

Location & Design Criteria
Pursuant to Section 405.420.F.3 of the Municipal Code, communication towers and antennas are subject to certain location and design criteria. As proposed, the communication tower does not comply with the standards listed below. Section 405.420 of the Municipal Code gives the Board of Aldermen authority to reduce specific standards if the goal of the regulations would be better served.

Setbacks
In accordance with Section 405.420.G.2, a communication tower shall be located a distance of at least four times the tower height from any property zoned for single-family residential use. For this project the required setback from the adjacent single-family properties is 240 feet; however, the proposed tower is only setback +/- 160 feet from the nearest residential property line. The location of the proposed communication tower was chosen because of its proximity to existing communication infrastructure.

Fall zone
In accordance with Section 405.420.G.4, all new towers shall be separated by a safety fall zone from any buildings (except for parking and buildings dedicated solely for access to or maintenance of the communication tower), street, alley, sidewalk, parking area, playground or other infrastructure open to the general public within a distance of the height of the communication tower. A portion of City Hall and the parking lot are located within the required 60-foot fall zone. The location of the proposed communication tower was chosen because of its proximity to existing communication infrastructure and according to the applicant, the proposed tower and antenna are rated and engineered to withstand tornadic winds.

Security
In accordance with Section 405.420.I.2, communication towers shall be enclosed by fencing not less than six feet in height, and also be equipped with an appropriate anti-climbing device. No fencing is shown on the plans; however, according to the applicant, the Police Department will be enclosing the back of the parking lot with a 6-foot fence once the pole is constructed and the area will not be open to the public.

Capacity
In accordance with Section 405.420.K, communication towers taller than 50 feet shall be designed to accommodate antennas for more than one user and the number of users accommodated shall be reasonably proportional to the height of the tower. It’s unclear whether
the proposed tower is designed to accommodate antennas for more than one user; however, the purpose of the communion tower is to provide point-to-point communication with the St. Charles County radio tower for public safety purposes. It is not intended to be used by multiple users.

CONCLUSION

Staff supports waiving and/or reducing the requirements for setbacks, fall zone, security and capacity (Sections 405.420.G.2, 405.420.G.4, 405.420.I.2, and 405.420.K respectively), and is of the opinion that the proposed communication tower otherwise complies with the applicable provisions of the Municipal Code, is compatible with adjacent land uses, and meets the criteria for Special Use Permit approval.

STAFF RECOMMENDATION

To recommend approval of the Site Plan and Special Use Permit to the Board of Aldermen as submitted.

MOTION

The following motion can be read verbatim or modified as desired:

“I move to recommend approval of the requested Site Plan Review and Special Use Permit to the Board of Aldermen as submitted.”
APPLICATION FOR SPECIAL USE PERMIT,
SITE PLAN REVIEW, SUBDIVISION DEVELOPMENT
PLAN REVIEW, OR ZONING AMENDMENT

Application is hereby made to the Planning and Zoning Commission of the City of Lake Saint Louis to approve the following request as described below.

Applicant's Name: Lake Saint Louis Police Department

Applicant's Address: 200 Civic Center Drive Lake Saint Louis MO 63367

Applicant's Email Address: cdigiuseppi@lakesaintlouis.com

Applicant's Phone #: 636-625-8018 Fax No. 636-625-1428

Property Owner's Name: City of Lake Saint Louis

Property Owner's Address: 200 Civic Center Drive Lake Saint Louis MO 63367

Property Owner's Email Address: cdigiuseppi@lakesaintlouis.com

Property Owner's Phone #: 636-625-8018 Fax No. 636-625-1428

Legal Description of Property (legal description may be attached):
City Hall/Police Department Government Building; PT SUR 1782

Requested Action: ☑ Subdivision – Preliminary Plat, Final Plat
☑ Site Plan Review
☑ Special Use Permit
☑ Preliminary Development Plan
☐ Zoning Amendment

General Location of Property: 200 Civic Center Drive Lake Saint Louis MO 63367

Size of Tract: 8.63 Acres

Zoning of Tract: "PA" Public Activity District

Applicant's Interest in Property: Agent

(Owner, Agent, Lease Option, Etc.)

Purpose of Request: Emergency Police Radio Communications for Public Safety

Page 1 of 6
Updated: January 18, 2019
Name, address, and title of all officers, partners, or control persons who have any interest in the application:
Lake Saint Louis Police Department and the City of Lake Saint Louis

Description of Proposed Project: 60 foot Monopole with point to point dish antenna

Is there any deed restrictions on this property? NO

If so, please attach a copy of the property deed restrictions.

**PLEASE NOTE:** As specified in Section 405.320, paragraph C. of the Municipal Code, "No site plan approval shall be valid for a period longer than twenty-four (24) months from the date of approval of the site plan application, unless within such period a building permit is obtained and construction is commenced."

For further information related to validity and extensions, please see the full text of the Code, available on line at [www.lakesaintlouis.com](http://www.lakesaintlouis.com) or by request to the Community Development Department.

I, Chief Chris DiGiuseppi, hereby certify that the information given above is true and accurate and that I have reviewed the applicable land development regulations.

**Signature of Owner or Agent**

Chris DiGiuseppi

Date

9/10/2019

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*Updated: January 16, 2019*
PLEASE SUBMIT THE FOLLOWING ALONG WITH THE COMPLETED APPLICATION:

[NOTE: COMPLETED APPLICATIONS ARE REQUIRED 35 DAYS IN ADVANCE OF THE MEETING DATE. APPLICATIONS LACKING ANY ONE OF THE FOLLOWING ITEMS ON DEADLINE SUBMITTAL DATE WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PLACED ON THE AGENDA.]

- Review Fee

- One (1) full size (24" by 36") plan set FOLDED to 8½" by 11".

- Vicinity map placed on plans.

- One (1) consolidated PDF of the plan via flash drive or email. Do not exceed 20 MB if emailing.

- **RESIDENTIAL ZONING: CERTIFIED list** from the St. Charles County Assessor’s Office of property owners’ names and addresses within 300 feet of the property. List to be placed on letter-size mailing labels and submitted with original certified list.

- **COMMERCIAL ZONING: CERTIFIED list** from the St. Charles County Assessor’s Office of property owners’ names and addresses within 1,000 feet of the property. List to be placed on letter-size mailing labels and submitted with original certified list.

- Mail-out Fee of letters to property owners.

- Cost of advertising in Newstime and St. Charles County Business Record.

Please note, the applicant or his representative is expected to be in attendance and make a presentation during the Public Hearing portion of the P&Z meeting. The meetings are held the 1st Thursday of each month.
PLANNING AND ZONING FEES

SUBDIVISION PLATTING FEE – RESIDENTIAL
{Preliminary Development Plan} $250.00 + $25.00 PER LOT/UNIT

SUBDIVISION PLATTING FEE – COMMERCIAL AND INDUSTRIAL
{Preliminary Development Plan} $75.00 PER SHEET + $10.00 PER ACRE

SITE PLAN REVIEW FEE $100.00

SPECIAL USE PERMIT $100.00

ZONING/REZONING REVIEW FEE $200.00

MAIL-OUT LETTER FEE $0.62 per letter plus one-time $5.00

AD FEE (St. Charles Business Record and Newstime) $400.00

*This cost is an estimate. Once the ads have been placed, you will be notified regarding the difference.

PLEASE NOTE THE APPLICATION FEE IS DUE AT TIME OF APPLICATION SUBMITTAL. THERE WILL BE NO REFUND OF OVERPAYMENTS THAT ARE LESS THAN $3.00.

Lake Saint Louis City ordinances state no application may be approved if the applicant, its entities or affiliates are in arrears as to payment of taxes or fees. (SECTION 135.260: TAXES MUST BE PAID PRIOR TO THE ISSUANCE OF ANY PERMIT, LICENSE OR FORMAL APPROVAL)

TO BE COMPLETED BY CITY STAFF

Filing Fee Amount: ____________________ Mailing Fee Amount: ____________________
Date Fees Paid: ____________________
REAL ESTATE OWNER AFFIDAVIT

1. **Chief Chris DiGiuseppi**, am the owner or **(Owner or Agent)** authorized agent of the owner of the parcel, which is the subject matter of the above application, and swears upon my oath that:

1. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to the parcel, which is the subject matter of this application.

2. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels in the City of Lake Saint Louis, owned by the same owner of the parcel of land which is the subject matter of this application.

3. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels of land owned by the control entities of the owner of the parcels which are the subject matter of this application.

4. All taxes and fees due and assessed by the City of Lake Saint Louis have been paid with regard to all parcels in the City of Lake Saint Louis owned by affiliates of the owner of the parcels which are the subject matter of this application, including those entities which are controlled by owner.

[Signature]

Signatures of Owner (if individual) or
Signatures of Authorized Agent of Applicant
Owner

STATE OF MISSOURI

COUNTY OF ST. CHARLES

On this _____ day of ____________________, 20___, before me, a notary public in and for the State of Missouri, personally appeared ___________________,
known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this ____
day of ____________________, 20___, in the County of St. Charles, State of Missouri.

--------------------------------------------------
Notary Public

My Commission Expires:__________________________

*****************************************************************************

Authorized Agent

STATE OF MISSOURI

COUNTY OF ST. CHARLES

On this 10th day of September, 2019, before me, a notary public in and for the State of Missouri, personally appeared Christopher Dicey, who stated that he/she is the Chief of Police of Lake St. Louis Police Dept.

and that he/she has been authorized to make this application, and is further known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 10th
day of September, 2019, in the County of St. Charles, State of Missouri.

[Signature]
Notary Public

My Commission Expires: April 15, 2027

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Updated: January 18, 2019
### ONE - COLUMN - C1

#### BILL OF MATERIAL

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**TOTAL WEIGHT THIS DRAWING:** 5177

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**NOTES:**
- All radius cuts 1/2 Ø U.N.O.
- SPEEDWAY STEEL FABRICATION, INC.
- OWNER: SPEEDWAY STEEL FABRICATION, INC.
- CUSTOMER: SPEEDWAY STEEL FABRICATION, INC.
- PROJECT: SPEEDWAY STEEL FABRICATION, INC.
- PHONE: (636) 931-6500    FAX: (636) 931-6050

**LAKE OF THE OZARKS, MO. 65060**

**DATE:** 08-07-19

**REV:** 08/07/2019

**DRAWN:** FOR APPROVAL

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**BILL OF MATERIAL**

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<td>PL3/4&quot;X20&quot;</td>
<td>1'-8&quot;</td>
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<td>A35</td>
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<tr>
<td>p5</td>
<td>2</td>
<td>PL1/2&quot;X10&quot;</td>
<td>0'-10&quot;</td>
<td>28</td>
<td>A35</td>
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<td>p8</td>
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<td>PL1/2&quot;X13 15/16&quot;</td>
<td>1'-1 15/16&quot;</td>
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<td>PIPE 3STD</td>
<td>4'-1 7/16&quot;</td>
<td>56</td>
<td>A325N-GR.B</td>
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<tr>
<td>t2</td>
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<td>3/4&quot;Ø HILTI BOLT</td>
<td>1'-0&quot;</td>
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**TOTAL WEIGHT THIS DRAWING:** 5177
# 2 - PLATES - M4

## BILL OF MATERIAL

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<th>REMARKS</th>
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<td>PLATES</td>
<td>SQ-2</td>
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<td>2</td>
<td>PL1/2''x10''</td>
<td>0'-10''</td>
<td>28</td>
<td>A36</td>
</tr>
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**TOTAL WEIGHT THIS DRAWING:** 28

---

**NOTE:** ALL RADIUS CUTS 1/2 Ø U.N.O.

**DRAWN:**

**DATE:**

**LOCATION:**

**SHEET:**

**JOB NUMBER:**

**CHECKED:**

**DATE:**

**LAKE ST. LOUIS P.D. - SATELLITE MAST**

**WIRELESS USA**

200 Civic Center Dr, Lake St Louis, MO 63367

**PHONE:** (636) 931-6500       **FAX:** (636) 931-6050

**OWNER:**

**CUSTOMER:**

**PROJECT:**

501 N. TRUMAN BLVD. CRYSTAL CITY, MO 63019

**NOTE:**

- **PROCESS:**
- **EMPLOYEE:**
- **INSPECTED:**

**SEQUENCE:** 1

**REF. E-PLANS:** E1

**MATERIAL:**

- A36 U.N.O.
- 13/16''Ø U.N.O.
- A325N TC U.N.O.

**PAINT:**

- STANDARD PRIMED ONE COAT
- ONE FINISH COAT MACROPOXY 646

**CLEANING:**

- SSPEC-3

**CHECKED:**

**DATE:**

---

**MARK**

- SQ-2

**QTY**

- 2

**DESCRIPTION**

- PLATES

**LENGTH**

- PL1/2''x10''

**WEIGHT**

- 0'-10''

**REMARKS**

- A36

**BILL OF MATERIAL**

**TOTAL WEIGHT THIS DRAWING:** 28
4 - PLATE WASHERS - M5

BILL OF MATERIAL

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<td>PLATE WASHERS</td>
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<td>3</td>
<td>A36</td>
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<tr>
<td>M5</td>
<td>4</td>
<td>PL 1/4&quot;X3&quot;</td>
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TOTAL WEIGHT THIS DRAWING 3
**8 - THREADED RODS - M6**

**BILL OF MATERIAL**

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<td>THREADED RODS</td>
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<td>17</td>
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<td>3/4&quot; WASHER</td>
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<td>16</td>
<td>3/4&quot; HEAVY HEX NUT</td>
<td>1'-6 1/2</td>
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**TOTAL WEIGHT THIS DRAWING:** 17