

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 5, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, January 5, 2023, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Commissioners Glen Heiman, Brian McKinney, Ken Spoden, Judith Westermann, and Alderman Chris Hinkle. Absent: Commissioners Rhonda Ferrett, Tom O'Connor, and Mayor Jason Law. Also present: Andrew Stanislav, Community Development Director, and Brenda Cueller, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Westermann made a motion to approve the January 5, 2023, regular meeting agenda. The motion was seconded by Commissioner McKinney and the motion passes.

MOTION TO APPROVE THE JANUARY 5, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: November 3, 2022

MOTION TO APPROVE MINUTES:

Commissioner Heiman made a motion to approve the minutes from the November 3, 2022, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Westermann and the motion passes.

THE MINUTES FROM THE NOVEMBER 3, 2022, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – OLD BUSINESS:

1. Fountain Grass Drive – Food Truck Garden

Major Site Plan and Special Use Permit

Consideration of a request by Yvonne Merlotti, Seneca CRE, applicant, on behalf of Ravid Lake St. Louis II LLC, property owner, for the construction and operation of a 1.113-acre outdoor recreation facility (food truck garden) and a 1.665-acre public park.

Tabled.

2. 6800 Lake Saint Louis Boulevard – Storage Facility

Major Site Plan, Special Use Permit, and Minor Adjustment

Consideration of a request by Will Scheidt - Pickett, Ray & Silver, applicant, on behalf of 8595 Orf Road LLC, property owner, to construct a storage facility containing 237 self-storage units, 95 outdoor storage spaces, and related site improvements.

Tabled.

PUBLIC HEARING – NEW BUSINESS:

1. 201 Windjammer Pt – Lake Saint Louis Community Association

Special Use Permit

Consideration of a request by Heather Becker, applicant, on behalf of Lake Saint Louis Community Association, property owner, to install a mobile restroom facility to be utilized at Windjammer Marina.

Heather Becker, General Manager, stated they do not have enough restrooms for weekend traffic and will utilize the mobile restrooms as temporary until they can add more permanent restrooms at the marina.

Renee Armstrong, 2325 Dougherty Ferry Road, Real Estate Manager with Welltower, Inc., stated concerns with this being an attraction to the

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homeless population and questioned how it would be secured.

The Commission asked how they are monitored.

Ms. Becker stated the mobile restrooms will be locked at 10:00 p.m. Monday through Saturday and Memorial Day and Labor Day 10:00 a.m. until 10:00 p.m. She said the plan is to secure by lock and have security cameras.

Andrew Stanislav, Community Development Director, stated staff recommends approval of the special use permit with the following conditions:

1. This temporary use for a mobile restroom facility is approved only for Windjammer Marina and is not transferable to another location.
2. This Special Use Permit is valid for a period not to exceed two (2) years from the date of approval from the Board of Aldermen. This permit may be renewed for use beyond the two (2) year timeframe upon submittal of a new application prior to the original permit's expiration and approval by the Board.
3. The mobile restroom facility is approved as detailed in the attached narrative statement and location exhibit provided by the applicant. Any significant alterations or expansions will require re-review and approval of the Special Use Permit.
4. Six (6) arborvitae shall be planted along the lakefront side of the mobile restroom/concrete pad to provide screening from Lake Saint Louis prior to operation of the facility.
5. No advertising signage shall be displayed on the exterior of the mobile restroom facility.
6. The mobile restroom facility shall be compliant with all applicable City Codes, including Building Codes as determined by the Chief Building Official. Failure to comply shall render this Special Use Permit null and void.

MOTION TO RECOMMEND APPROVAL:

Commissioner McKinney made a motion to recommend approval of the application for special use permit to the Board of Aldermen with the conditions listed in the Community Development Director's staff report. The

motion was seconded by Commissioner Westermann and the motion passes.

THE MOTION TO RECOMMEND APPROVAL OF THE APPLICATION FOR SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

2. Text Amendment

Text amendments to Municipal Code Title IV: Land Use related to hotel and multi-unit building land uses in the MU Mixed-Use District.

Andrew Stanislav, Community Development Director, stated the text amendment is to allow for more detailed and specialized review for change of use between hotels and multi-unit dwellings in the Mixed-Use District. He noted the Mixed-Use District is the only zoning district where each of the uses of hotel, multi-unit building, age-restricted multi-unit building, and mixed-use building are permitted in the same district. Mr. Stanislav said requiring a Special Use Permit in the Mixed-Use District for a change between these uses allows greater review by the City to confirm each use remains compliant with City standards and is compatible with the surrounding neighborhood. He noted the proposed text amendments will clean up repetitive language within the applicable subsections.

MOTION TO RECOMMEND APPROVAL:

Commissioner Spoden made a motion to recommend approval of the application for a text amendment to the Board of Aldermen as submitted. The motion was seconded by Commissioner McKinney and the motion passes.

THE MOTION TO RECOMMEND APPROVAL OF THE APPLICATION FOR A TEXT AMENDMENT TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

1. Election of Chairpersons for Planning and Zoning Commission

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MOTION TO NOMINATE:

Commissioner McKinney made a motion to nominate Pearson Buell as Chairman for the Planning and Zoning Commission. The motion was seconded by Commissioner Westermann and the motion passes.

MOTION TO NOMINATE PEARSON BUELL AS CHAIRMAN FOR THE PLANNING AND ZONING COMMISSION IS HEREBY APPROVED, AS NOTED ABOVE.

MOTION TO NOMINATE:

Chairman Buell made a motion to nominate Tom O'Connor as Vice Chairman for the Planning and Zoning Commission. The motion was seconded by Commissioner Spoden and the motion passes.

MOTION TO NOMINATE TOM O'CONNOR AS VICE CHAIRMAN FOR THE PLANNING AND ZONING COMMISSION IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

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 7:20 p.m.

Approved

Brenda Cueller
Recording Secretary of the meeting