

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 7, 2021**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, January 7, 2021, 7:00 p.m. by video and teleconference only, via Zoom.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Commissioners Rhonda Ferrett, Tom O'Connor, Ken Spoden, and Mayor Schweikert. Absent: Commissioner Tom Mispagel, Commission Glen Heiman, and Alderman John Pellerito. 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:

Mayor Schweikert made a motion to approve the January 7, 2021 regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO APPROVE THE JANUARY 7, 2021 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: December 3, 2020

MOTION TO APPROVE MINUTES:

Mayor Schweikert made a motion to approve the minutes from the December 3, 2020 Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Ferrett and the motion passes.

THE MINUTES FROM THE DECEMBER 3, 2020 PLANNING AND ZONING

COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. The Waterways of Lake Saint Louis

Amended Preliminary Development Plan, Site Plan Review, and Special Use Permit

Consideration of a request by Joe Scott III, applicant on behalf of Scott Brothers Investment Corporation, owner, for the construction of three single-family homes in The Waterways of Lake Saint Louis Phase Two-B.

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

Doug Tiemann with Pickett, Ray & Silver represented the applicant, Joe Scott III, stating the staff report prepared by Louis Clayton discussed the proposal very well. The applicant was requesting to build three single-family homes for rent in The Waterways of Lake Saint Louis development. The homes would be built in the rear part of the development in Phase 2 near the cul-de-sac with a proposed walkway between the homes and existing pedestrian paths. The homes would be single story three-bedroom homes, two-car garage and space for two parking spaces in each driveway. The homes will match the existing design and materials of the apartment buildings. Mr. Tiemann said the applicant has received inquiries for furnished single-family home rentals noting there are other developments similar in O'Fallon and Moscow Mills. He noted that Joe Scott is doing a test market for this type of rental. If successful, he may want to add more. The Waterways is a planned development and would not exceed the allowed amount of units for the site. Mr. Tiemann stated these homes would not be on separate lots but be part of the development.

The Commission discussed the amended preliminary development plan

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and site plan.

Louis Clayton, Director of Community Development, stated this is a planned development and the three homes on the property are tucked away. Mr. Clayton stated the proposed development complies with the applicable requirements of Chapter 405: Zoning Regulations and is compatible with adjacent land uses. Staff recommends approval.

Steven Bruhin, 137 Dardenne Landing Court, Dardenne Prairie, stated he lives behind this vacant field and questioned where the trees are and noticed a number of dump trucks with dirt.

Doug Tiemann addressed Mr. Bruhin's questioned and stated he would send him a copy of the plans by email.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Mayor Schweikert made a motion to recommend approval of the requested Amended Preliminary Development Plan, Site Plan Review and Special Use Permit to the Board of Aldermen as submitted. The motion was seconded by Commissioner O'Connor and unanimously approved.

MOTION TO RECOMMEND APPROVAL OF THE REQUESTED AMENDED PRELIMINARY DEVELOPMENT PLAN, SITE PLAN REVIEW AND SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

2. 1290 North Henke Road

Preliminary Subdivision Plat

Consideration of a request by Mark Schlemeier, applicant/owner, for the development of a single-family residential subdivision with five lots.

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

Jim Piper with St. Charles Engineering represented the applicant stating

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the plat creates five (5) single-family lots. He noted there was no house in marketing because the zoning is changing and wanted to submit before it was changed. Single family would be designed per lot. Water quality feature in rear allows side water and water in low point.

Alderman Pellerito stated Henke Road is in poor condition and there have been many complaints regarding the road. He stated there is no room for construction vehicles to travel this road and two curves which are narrow. Alderman Pellerito said it is not safe passage up and down the road and all things to happen before done. Not in favor.

The Commission questioned the retention basin, sanitary sewer and roadway.

Mr. Piper responded to the questions the Commission stated noting could submit low pressure sewer lowest low line valve. Could get approval from the water district.

Louis Clayton, Director of Community Development, said the condition of the road is poor noting the City has developed a plan for a road improvement project to overlay the pavement and widen the pavement at the curves by acquiring property and easements for construction in 2022-2023. Mr. Clayton noted that 70% canopy Tree Preservation Plan and Tree Stand Delineation Plan would need to be submitted. The proposed Updated Zoning Map would change the current zoning from SR1, minimum 15,000 square feet single-family residential, to R1, minimum 1 acre. Under current code, minimum lot setbacks are in compliance. Mr. Clayton stated there are nine (9) deficiencies listed in the staff report and recommends this request be tabled until all deficiencies have been addressed.

Barry Berisford, 8 Sailor Court, stated his property abuts this parcel and had concerns of the impact on his property value, the quality of homes to be built, retention pond big magnet for mosquitos, and if the plan proceeds, having trees planted as a privacy screen. Mr. Berisford hoped this project would not proceed.

Don Burns, 456 Fox Trail Drive, stated he bought his home in 1998 and the biggest attractions were trees and wildlife. He said there is a nice tree

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line behind his home. Mr. Burns wants to know what impact this development would have on the value of his home concerns regarding the retention pond and its maintenance, lack of detail on this development. He noted the current home on the property has a septic tank and questioned what to do with water and low line area.

Pam Feese, 7 Palomino Ridge Court, stated she selected her home because of the farm and trees. Ms. Feese noted concerns regarding the safety of the road with construction vehicles utilizing it, lack of information regarding type of homes to be built, impact of where construction vehicles will park along the road and maybe in their cul-de-sac.

Sascha Ott, 458 Fox Trail Drive, stated he has the same sentiments that have been expressed. He said five lots on this property is a significant change and has major concerns regarding the trees, privacy and the creek.

Jim Piper stated the five lots are comparable to Fox Hill Drive and larger than lots in Palomino Ridge noting density is similar to area. He discussed the removal of trees and said the back portion area of trees adjacent to surrounding homes would not be removed.

Public Hearing Closed.

MOTION TO TABLE:

Alderman Pellerito made a motion to table the requested Preliminary Subdivision Plat with conditions one through nine listed in the City's staff report. The motion was seconded by Commissioner Ferrett and approved.

MOTION TO TABLE THE REQUESTED PRELIMINARY SUBDIVISION PLAT WITH CONDITIONS ONE THROUGH NINE LISTED IN THE CITY'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

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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 7:55 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting