

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
ADMINISTRATIVE/FINANCE/  
PUBLIC WORKS  
JOINT WORK SESSION

FEBRUARY 7, 2022

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in an Administrative/Finance/Public Works Joint Work Session on Monday, February 7, 2022, at 6:00 p.m.

ROLL CALL:

Mayor Jason Law was present and presided over the meeting. Aldermen present were: Jacalyn Schauer, Ward I; Karen Vennard, Ward II; Justin Hensley, Ward III; Gary Torlina, Ward I; and Chris Hinkle, Ward III. Alderman Tom Mispagel, Ward II was absent. Also present were: George Ertle, City Administrator; Sarah Belcher, Assistant City Administrator; Donna Daniel, City Clerk; Chris DiGiuseppi, Police Chief; Derek Koestel, Public Works Director; Louis Clayton, Community Development Director; and Renee Camp, Finance Director.

Tristar Properties Development Plan

Matt Segal, and Tristar Properties' Professional Services Team, presented information about their concept plan for a single and multi-family residential development on a 54-acre tract located on Hawk Ridge Trail. Mr. Seagal said they were seeking the Board's feedback before continuing work on the final site plan design.

The Board held a general discussion about the concept plan.

Louis Clayton, Community Development Director, said the R6 Zoning District is intended to accommodate a variety of residential uses with a wide range of housing types in a compact walkable neighborhood setting. The district encourages design structures to include rear entry garages and reduced setbacks. Mr. Clayton said staff generally supports Tristar's concept plan, but several items are inconsistent with the R6 Zoning District, including the following:

- The single-family homes do not connect to Orf Road. They are segregated from the other uses in the neighborhood and turn their back on Orf Road.
- Cul-de-sacs, dead-end streets, and double frontage lots are not recommended.

- There should be more integration between the different uses throughout the district.

Mayor Law said the Board and staff are excited about the project. He asked Matt Seagal and his team to continue working with staff on the remaining issues. Mayor Law went on to say that we appreciate that you are bringing this project to Lake Saint Louis. I believe you are moving in the right direction.

### Request from Lake Saint Louis Ambassadors

George Ertle, City Administrator, informed the Board that the Lake Saint Louis Ambassadors have requested the Board increase the City's contribution for the annual July 4<sup>th</sup> fireworks from \$10,000 to \$12,900.

The Board unanimously agreed to increase the City's contribution for the annual July 4<sup>th</sup> fireworks to \$12,900.

### Retail Incentive Programs

George Ertle, City Administrator, said Mayor Law added this discussion item to urge the Board to consider an incentive program to encourage the development of vacant retail properties. Mr. Ertle discussed the Wentzville and Clayton retail incentive programs.

The Board held a general discussion about retail incentive programs. The Board directed staff to prepare a proposal for a pilot program to aid small businesses interested in locating in The Meadows utilizing the funds received from The Meadows TDD sales tax.

### Industrial Flex Space

George Ertle, City Administrator, informed the Board that Mark Keeven owns a flex space building in the City's Industrial Park. He notified City staff that he is looking for other locations where he could build a flex space building. If the Board wants to allow this type of use in other nonresidential districts it would require a Code amendment. Should staff proceed with identifying zoning categories where this use could be permitted?

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The Board held a general discussion about the request and directed staff to identify zoning categories where this use could be permitted.

General Discussion

ADJOURNMENT:

There being no further business to come before the Board the meeting adjourned at approximately 6:59 p.m.

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Donna F. Daniel, City Clerk