

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 2, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, March 2, 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 Rhonda Ferrett, Brian McKinney, Ken Spoden, Judith Westermann, and Alderman Chris Hinkle. Absent: Commissioner Glen Heiman, Vice Chairman Tom O'Connor, Mayor Jason Law. Also present: Andrew Stanislav, Community Development Director; Matthew Kuelker, Senior Project Manager; and Michelle Debord, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Ferret made a motion to approve the March 2, 2023, regular meeting agenda. The motion was seconded by Commissioner Westermann and the motion passes.

MOTION TO APPROVE THE MARCH 2, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: February 2, 2023

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to approve the minutes from the February 2, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Westermann and the motion passes.

THE MINUTES FROM THE FEBRUARY 2, 2023, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

Jill Boschert, 94 Shire Drive, stated her safety concerns along Ridgeway Drive near the crosswalk for Zackary's Playground. She is concerned about traffic flow with the increase in development along Orf Road. She stated she would like to see speed bumps on both sides of the crosswalk to slow traffic before they enter the crosswalk coming from either direction. Ms. Boschert stated there are routinely cars parked along the road near the crosswalk making it difficult to see if a child will be entering the crosswalk and is concerned about the safety of the children.

Chairman Buell stated he understands her concern but unless there is a development on the agenda in the area of concern where they would be able to add a recommendation for the development to add speedbumps this is not really a matter for the Planning and Zoning Commission at this time. Chairman Buell suggested she speak with the Chief of Police and attend a Board of Alderman meeting to voice her concern.

PUBLIC HEARING – OLD BUSINESS:

1. 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. 8621 Highway N – Lilly's Snow Cones

Special Use Permit

Consideration of a request by Stacy Eikermann – Lilly's Snow Cones, applicant, to operate a seasonal snow cone stand on approximately 73' x 54' of unused area.

Stacy Eikermann, owner of Lilly's Snow Cones, LLC, was present to present

her proposal to use the site next to the Overstock Outlet property on the north side of Highway N, east of Lake Saint Louis Boulevard for a permanent location for Lilly's Snow Cones, LLC. Ms. Eikermann stated the business is owned by herself and managed by her daughter, Lilly. Lilly is a 17-year-old with Down Syndrome. Lilly started her snow cone business as a mobile business by driving around the neighborhood selling snow cones in a golf cart. Lilly would like to expand this business into a permanent location to offer employment opportunities to teens with and without disabilities. Lilly's Snow Cones would be open during the months May through September and their goal is to show the city of Lake Saint Louis and surrounding communities that all kids are "more alike than different."

Joe Moran, 34 Ravens Pointe, stated he was in favor of Lilly's Snow Cones. He is a teacher of students with disabilities, and he believes Lilly is a service to the community.

MOTION TO APPROVE:

Commissioner Ferrett made a motion to approve the application for a special use permit subject to the conditions listed in the staff report. The motion was seconded by Commissioner Westermann and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE SPECIAL USE PERMIT APPLICATION TO THE BOARD OF ALDERMEN SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

2. 8429 Highway N – New Frontier Bank

Master Plan, Minor Site Plan, and Minor Adjustment

Consideration of a request by Michael Noe – Bax Engineering, applicant, on behalf of Keving Heneghan – New Frontier Bank, property owner, for a re-subdivision of Hawk Ridge Village Plat Two Adjusted Lot B1 into two (2) buildable lots and common ground along with the construction of a 3,042 square-foot bank facility on proposed Lot B1-A and related site improvements to be known as New Frontier Bank.

Cliff Heitmann, President, Bax Engineering Company, presented the

request to subdivide Lot B1 in Hawk Ridge Village Plat Two, along with the development plan for the New Frontier Bank on lot B1-A. The subdivision would include two (2) lots and a common ground for shared stormwater facilities. Mr. Heitmann stated they are proposing eighteen (18) parking spaces and two (2) ADA spaces for New Frontier Bank. The proposal includes three lanes with four (4) stacking spaces for each of the three (3) lanes. He is asking that the requirement of having at least five (5) stacking spaces per lane be waived since they will have a total of twelve (12) stacking spaces within the three (3) lanes. Mr. Heitmann stated there is a proposed storm water detention basin on the common ground parcel on the west side of the site that Public Works has approved.

Andrew Stanislav, Community Development Director, stated the proposed materials are consistent with the applicable standards for this site. Community Development and Public Works Departments agree that the required five (5) stacking requirements could be waived for this site and agreeable that the three (3) lanes with four (4) stacking spaces would be acceptable.

MOTION TO APPROVE:

Commissioner Ferrett made a motion to approve the application for a master plan, minor site plan, and minor adjustment, subject to the conditions listed in the staff report. The motion was seconded by Commissioner McKinney and the motion passes.

MOTION TO APPROVE THE MINOR SITE PLAN AND MINOR ADJUSTMENT SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT, AND TO RECOMMEND APPROVAL OF THE MASTER PLAN TO THE BOARD OF ALDERMEN IS HEREBY APPROVED, AS NOTED ABOVE.

3. Orf Road – Montage at Hawk Ridge

Major Site Plan

Consideration of a request by Jeff Atkins – Volz Inc., applicant, on behalf of Tristar Properties, property owner, for construction of 240 dwelling units in multi-unit buildings, 168 townhouses, and related site improvements to be known as Montage at Hawk Ridge. ***Applicant requests to table this item.***

Pat Bauer, 636 Green Tree Meadows Drive, stated she did not know the item was tabled; however, she would still like to voice her opinion that she is opposed to additional multi-family units being built in the city.

MOTION TO TABLE:

Commissioner Ferrett made a motion to table the application for a major site plan for Montage at Hawk Ridge. The motion was seconded by Commissioner Hinkle and the motion passes.

MOTION TO TABLE THE MAJOR SITE PLAN FOR MONTAGE AT HAWK RIDGE IS HEREBY APPROVED, AS NOTED ABOVE.

4. Text Amendment

Text amendments to Municipal Code Title IV: Land Use related to marijuana-related land uses.

Andrew Stanislav, Community Development Director, stated that at the time the packets were published and delivered the City Attorney had not yet completed review of the draft language for the proposed text amendment and suggested three (3) minor edits which are attached to the memo distributed to the members prior to the meeting. Mr. Stanislav also wanted to bring to the Commission's attention that the attorney stated under location limitations, item four (4) in our municipal code states a facility cannot be located within "five hundred (500) feet of a residential zoning district." He just wanted the Commission to be aware that this may leave room for concern in the future.

Chairman Buell stated that he does not think the Commission is inclined to pull it out and would like to leave it for the Board of Aldermen to consider.

MOTION TO APPROVE:

Commissioner Ferrett made a motion to approve the text amendment with edits recommended by the City Attorney as submitted. The motion was seconded by Commissioner McKinney and the motion passes.

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PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 2, 2023
(JOURNAL & MINUTES)

MOTION TO RECOMMEND APPROVAL OF THE TEXT AMEDNMENT TO THE BOARD OF ALDERMEN WITH EDITS RECOMEMENDED BY THE CITY ATTORNEY IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

There being no other business, the meeting continued.

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 7:27 p.m.

Approved

Michelle Debord
Recording Secretary of the meeting