

BOARD OF ALDERMEN  
REGULAR MEETING  
MONDAY, MARCH 21, 2022  
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a regular session on Monday, March 21, 2022, at 7:00 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; Chris Hinkle, Ward III; Tom Mispagel, Ward II; and Gary Torlina, Ward I. Also present were: George Ertle, City Administrator; Sarah Belcher, Assistant City Administrator, Donna Daniel, City Clerk; Matthew Reh, City Attorney; Chris DiGiuseppi, Police Chief; Louis Clayton, Community Development Director; Renee Camp, Finance Director, and Terry Rigdon, Public Works Project Manager.

INVOCATION:

ANNOUNCEMENTS:

Mayor Law proclaimed April 2022 National Child Abuse Prevention Month in the City of Lake Saint Louis. Mayor Law went on to say, based on his experience as a police officer, he can attest to the importance of the work carried out by Child Advocacy Centers. The service they provide is so important to police officers and the community.

Heather Kemper, Development Director for The Child Advocacy Center of Northeast Missouri was present to receive the proclamation.

COMMITTEE REPORTS:

Tree Board – Alderman Schauer gave a report about the meeting.

PUBLIC HEARINGS:

**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.

Mayor Law opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

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Hearing no comment, Mayor Law stated the Public Hearing will be continued.

**3230 Technology Drive – Multi-Unit Development Zoning Map Amendment, Major Site Plan, Minor Adjustment:** Consideration of a request by Ken Konecnik, HDA Architects, applicant, on behalf of 2701 Barrett LLC, property owner, for the construction of 144 dwelling units in four multi-unit buildings and related site improvements.

Mayor Law opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Chris Shinkle, President of Midas Construction, was present on behalf of the applicant, gave a brief presentation, and offered to answer questions about their request for the approval of 144 dwelling units in four multi-unit buildings development at 3230 Technology Drive.

Linda Larson, 849 Waterford Villas Drive reading from a written statement, stated her opposition to the multi-unit development. Her comments included,

- Concerned with the proposed building's 3-story height
- The building will block her view and take away privacy
- Her residence is 2 feet below the site of the multi-unit development
- One-half of the apartments (Building D) will be facing her home
- Believes that those located within 1000 feet of this development may be negatively impacted
- Concerned about the number of apartment complexes on Technology Drive, seven or more with approximately 920 +/- units
- The increase in the number of cars accessing Technology Drive may negatively impact traffic
- Questioned if there will be an increase in crime
- Concerned there are no sidewalks or bike lanes on the narrow roadway
- What impact will the multi-unit development have on schools and daycare?

Ms. Larson said the Garden Center property has been challenging for Ward II. She suggested the development may be a better fit at another location.

