

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
APRIL 4, 2019**

The City of Lake Saint Louis Planning and Zoning Commission met on April 4, 2019, 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, Tom Mispagel, Tom O'Connor, Alderman Jason Law, and Mayor Kathy Schweikert. Absent: Commissioners William Fridley, Glen Heiman and Dominique Stoddard. 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:**

Vice Chairman Mispagel made a motion to approve the April 4, 2019 regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion carries.

**MOTION TO APPROVE THE APRIL 4, 2019 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES: March 7, 2019**

**MOTION TO APPROVE MINUTES:**

Vice Chairman Mispagel made a motion to waive the reading of the minutes from the March 7, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Commissioner Ferrett and the motion carries.

**THE MINUTES FROM THE MARCH 7, 2019 PLANNING AND ZONING**

COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

**PUBLIC COMMENT:**

There were no comments, the meeting continued.

**PUBLIC HEARING – TABLED BUSINESS:**

**PUBLIC HEARING – NEW BUSINESS:**

**1. 159 Pond Fort Trail – Detail Driven Car Wash**

Amended Preliminary Development Plan, Site Plan Review, and Special Use Permit: Consideration of a request by Josh Castello, Detail Driven Car Wash, applicant and property owner, to construct a 200-square-foot waiting room addition for Detail Driven Car Wash.

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

Charlie Castello, applicant, stated they were requesting to add a 1,000-square-foot waiting room to the car wash.

The Commission discussed parking of cars along Pond Fort Trail and lighting layout.

Mr. Castello stated some of the cars parked along Pond Fort Trail are staff or dealer cars. He noted new lighting fixtures were shown in the past two months.

Louis Clayton, Director of Community Development, stated Pond Fort Trail is a private road and the cars parked are not impacting public roads. He noted the photo has not been updated.

Mr. Clayton said the proposed new building addition matches the structure. He noted there is no change to parking. Mr. Clayton said there was some discrepancy of the approved landscaping plan submitted in 2012. It appears at least six trees shown on the plan at the southeast corner of the building are missing. Mr. Clayton said staff recommends that any missing

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landscaping shown on the approved 2012 landscape plan be installed. He noted the applicant is proposing to install five new trees along Highway N frontage and install the required foundation landscaping adjacent to the proposed addition. Staff recommends approval of the Amended Preliminary Development Plan, Site Plan Review and Special Use Permit with the two conditions in the staff report.

Public Hearing closed.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman Mispagel 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 with the following conditions:

1. All landscaping shown on the previously approved landscape plan, as depicted on sheet A1.1 of the proposed plans, shall be installed in addition to proposed new landscaping.
2. Submit an updated photometric plan incorporating data from the proposed wall lights, and verify conformance with the following requirements as specified in the Detail to Development Standards: "Light levels shall 'taper off' to edge of parking field. Lighting shall maintain a minimum average of 1.8 footcandles within actual parking spaces and drive lanes, and entrance drives shall drop to 1.0 footcandles on perimeter drives and 0.0 footcandles on adjoining residential perimeters. The entire illuminated area shall maintain a uniformity ratio (average to minimum) of 4 to 1. Light fixtures lawfully installed prior to July 2, 2018 are exempt from this requirement except any light fixture which is upgraded, changed or replaced shall conform to this requirement."

The motion was seconded by Commissioner Ferrett and the motion passes.

**MOTION TO RECOMMEND APPROVAL OF THE REQUESTED AMENDED PRELIMINARY DEVELOPMENT PLAN, SITE PLAN REVIEW AND SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN WITH THE TWO CONDITIONS IN THE STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.**

**2. 607 Royal Pine Court – Christina Anderson**

Preliminary Subdivision Plat and Final Subdivision Plat: Consideration of a request by Christina Anderson, applicant and property owner, to increase the size of Lot 4 to 16,447 square feet and to decrease the size of Lot 2 to 14,086 square feet by adjusting the location of the shared rear property line.

Chairman Buell stated staff requested this item be tabled until the next meeting.

Louis Clayton, Director of Community Development, gave the Commission background of this application. He noted this item will go before the Board of Adjustment on April 29<sup>th</sup> for a variance on lot area size for the neighbor's parcel at 703 Pine View Court. The decision of the Board of Adjustment will direct the proceeding of the applicant's application at 607 Royal Pine Court.

**OTHER BUSINESS:**

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

1. The Commission discussed Medical Marijuana Facilities.
2. Mr. Clayton informed the Commission that the City received an Outstanding Plan Making Award from the St. Louis Section of the Missouri Chapter of the American Planning Association for the City's Comprehensive Plan.

**ADJOURNMENT:**

There being 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 7:11 p.m.

*Approved*

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Brenda Cueller  
Serving as recording secretary of the meeting