

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 6, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, April 6, 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, Alderman Chris Hinkle, and Mayor Jason Law. Absent: Commissioner Glen Heiman and Vice Chairman Tom O'Connor. Also present: Andrew Stanislav, Director of Community Development; Matthew Kuelker, Senior Project Manager; and Brenda Cueller, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Ferrett made a motion to approve the April 6, 2023, regular meeting agenda. The motion was seconded by Commissioner Spoden and the motion passes.

MOTION TO APPROVE THE APRIL 6, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: March 2, 2023

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to approve the minutes from the March 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 MARCH 2, 2023, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, so the meeting continued.

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. 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.

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

Jeff Atkins with Volz, Inc., stated the renderings for the development have been submitted. He noted the Wentzville Fire District had concerns regarding the 23-foot-wide street by the multi-family buildings. For the Fire Department to go through, pavers cannot be placed but turf will allow the Fire Department to go through. The radius has been cleaned up for turns. Mr. Atkins explained the progression of the development.

Andrew Stanislav, Director of Community Development, stated the proposed development is consistent with the recommendations of the Comprehensive Plan, satisfies the applicable review criteria for a major site plan, complies with the applicable standards of the Municipal Code, and substantially conforms to the approved Master Plan as well as the Major Preliminary Plat. Staff recommends approval of the application for a major site plan, subject to the following condition:

1. A separate site plan application shall be submitted for the clubhouse/amenity area prior to approval of a building permit.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the application for a major site plan to the Board of Aldermen with the following condition:

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1. A separate site plan application shall be submitted for the clubhouse/amenity area prior to approval of a building permit.

The motion was seconded by Alderman Hinkle and the motion passes with 6 ayes and 1 nay.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATION FOR A MAJOR SITE PLAN TO THE BOARD OF ALDERMEN AS SUBMITTED WITH THE FOLLOWING CONDITION LISTED ABOVE FOR MONTAGE AT HAWK RIDGE IS HEREBY APPROVED, AS NOTED ABOVE.

2. Text Amendment

Text amendments to Municipal Code Title IV: Land Use related to permanent cosmetics.

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

Andrew Stanislav, Director of Community Development, stated the proposed text amendments will clarify the applicable regulations for permanent cosmetics in the City and include tattoo and body piercing parlors as a special use in the LI – Light Industrial District, all subject to use specific criteria as detailed in the proposed language.

MOTION TO RECOMMEND APPROVAL:

Commissioner Westermann made a motion to recommend approval of the application for a text amendment to the Board of Aldermen as submitted. The motion was seconded by Mayor Law and the motion passes.

THE MOTION TO RECOMMEND APPROVAL OF THE APPLICATION FOR A TEXT AMENDMENT RELATED TO PERMANENT COSMETICS TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

Andrew Stanislav, Director of Community Development, stated the Board of Aldermen's meetings recently changed so they begin at 6:00 p.m. Given this change, staff would like to know if the Commission would prefer their meeting start time to begin at 6:00 p.m. or keep as-is beginning at 7:00 p.m.

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MOTION TO APPROVAL:

Commissioner Westermann made a motion to amend the start time for the regularly scheduled meetings of the Planning and Zoning Commission from 7:00 p.m. to 6:00 p.m., beginning with the next regularly scheduled meeting. The motion was seconded by Commissioner Spoden and the motion passes.

THE MOTION TO AMEND THE START TIME FOR THE REGULARLY SCHEDULED MEETINGS OF THE PLANNING AND ZONING COMMISSION FROM 7:00 P.M. TO 6:00 P.M., BEGINNING WITH THE NEXT REGULARLY SCHEDULED MEETING IS HEREBY APPROVED, AS NOTED ABOVE.

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 7:18 p.m.

Approved

Brenda Cueller
Recording Secretary of the meeting