

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MAY 4, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, May 4, 2023, 6:00 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, Glen Heiman, Ken Spoden, and Judith Westermann. Absent: Commissioner Brian McKinney, Vice Chairman Tom O'Connor, Alderman Sandy Grassmuck, and Mayor Jason Law. 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 Heiman made a motion to approve the May 4, 2023, regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion passes.

**MOTION TO APPROVE THE MAY 4, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES:** April 6, 2023

**MOTION TO APPROVE MINUTES:**

Commissioner Ferrett made a motion to approve the minutes from the April 6, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Westermann and the motion passes.

**THE MINUTES FROM THE APRIL 6, 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.

The public hearing was closed.

**PUBLIC HEARING – NEW BUSINESS:**

**1. Hawk Ridge Trail and Mingo Lane – Commercial Subdivision**

Preliminary Plat, Major

Consideration of a request by Brad Brueggemann – Cochran Engineering, applicant, on behalf of BB & E Real Estate LLC, property owner, to subdivide an 11.58-acre parcel into 5 buildable lots with common ground for future commercial development and site improvements.

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

Brad Brueggemann with Cochran Engineering stated the 11.58-acre site is to be divided into 5 buildable lots with common ground and a detention basin for the project site. The current zoning is C2 – Commercial 2. Mr. Brueggemann said the lots will be larger and similar commercial use located across the site with a proposed hotel. He noted that the surrounding property owners were made aware of the proposed uses. Mr. Brueggemann noted there will be signaling at Highway N near the entrance to the development. There will be a second entrance on Mingo Lane to the development. Mr. Brueggemann discussed sidewalks, stormwater management, landscaping, and tree preservation.

The Commission questioned if there were any other proposed uses for the site, if the detention basin was for the entire site, and tree replacement.

Mr. Brueggemann stated there were no other proposed uses at this time. The detention basin would handle the proposed development and a landscape plan will be submitted addressing tree replacement.

Andrew Stanislav, Director of Community Development, stated staff is of the opinion that the proposed development complies with the applicable requirements of the existing pre-annexation agreement and the Municipal Code,

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is consistent with the recommendations of the Comprehensive Plan, and satisfies the applicable review criteria for major preliminary plat applications. Staff recommends approval of the application for a major preliminary plat, with the following condition:

1. A final landscape plan for the common ground/street trees in the development shall be required prior to approval of a final record plat.

Gilbert Phillips, 10 Mingo Lane, stated there is a problem getting out of the street with no traffic lights and concerns regarding traffic.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner Ferrett made a motion to recommend to the Board of Aldermen approval of the application for a major preliminary plat with the condition listed in the Community Development Director's staff report. The motion was seconded by Commissioner Heiman and the motion passes.

**MOTION TO RECOMMEND TO THE BOARD OF ALDERMEN APPROVAL OF THE APPLICATION FOR A MAJOR PRELIMINARY PLAT WITH THE CONDITION LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.**

**2. 8960 and 8980 Orf Road – Zoning and Residential Subdivision**

Zoning Map Amendment and Preliminary Plat, Major

Consideration of a request by Jeff Simmons – Bax Engineering, applicant, on behalf of Paragon Custom Homes, LLC, property owner, to establish zoning of 8960 Orf Road upon annexation to R4 - Residential 4, rezoning of 8980 Orf Road from RR – Rural Residential to R4 – Residential 4, and the subdivision of the total 9.19-acre site into a 30-lot detached single-family subdivision with common ground.

**MOTION TO TABLE:**

Commissioner Ferrett made a motion table the Zoning Map Amendment and Major Preliminary Plat applications for 8960 and 8980 Orf Road until the June 1, 2023, meeting. The motion was seconded by Commissioner Spoden and the motion passes.

**MOTION TO TABLE THE ZONING MAP AMENDMENT AND MAJOR PRELIMINARY PLAT APPLICATIONS FOR 8960 AND 8980 ORF ROAD UNTIL THE JUNE 1, 2023,**

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**OTHER BUSINESS:**

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

1. Andrew Stanislav, Director of Community Development, stated Sandy Grassmuck is the new Alderman liaison.
2. Commissioner Westermann questioned if the project for Lutheran Senior Services was given an extension.

Mr. Stanislav stated they had not requested an extension, which nullified the approval for the proposed development.

**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 6:18 p.m.

*Approved*

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Brenda Cueller  
Recording Secretary of the meeting