

BOARD OF ALDERMEN
REGULAR MEETING
MONDAY, JUNE 6, 2022
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a regular session on Monday, June 6, 2022, at 7:00 p.m.

ROLL CALL:

Mayor Pro Tem Tom Mispagel, President of the Board, presided over the meeting in the absence of Mayor Law. Aldermen present were: Jacalyn Schauer, Ward I; Tom Mispagel, Ward II; Sandy Grassmuck, Ward I; Mike Mathison, Ward I; and Chris Hinkle, Ward III. Alderman Justin Hensley, Ward III, was present for the first half of the meeting. Also present were: George Ertle, City Administrator; Sarah Belcher, Assistant City Administrator, Donna Daniel, City Clerk; Jeffery McPherson, City Attorney; Renee Camp, Finance Director; Derek Koestel, Public Works Director; and Chris DiGiuseppi, Police Chief.

INVOCATION: Pastor Mark Dumas, Wentzville United Methodist Church, Living Lord Lutheran Church, offered the invocation.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

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 Pro Tem Mispagel announced that the public hearing for the Food Truck Garden at The Meadows will be continued. The Board of Aldermen will not act on this item until they receive a recommendation from the Planning and Zoning Commission. He asked if there was anyone in the audience who wanted to speak about this item.

Hearing no comment, Mayor Pro Tem Mispagel stated the Public Hearing will be continued.

(JOURNAL AND MINUTES)

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.

Mayor Pro Tem Mispagel announced that the public hearing for the proposed storage facility at 6800 Lake Saint Louis Boulevard will be continued. The Board of Aldermen will not act on this item until they receive a recommendation from the Planning and Zoning Commission. He asked if there was anyone in the audience who wanted to speak about this item.

Hearing no comment, Mayor Pro Tem Mispagel stated the Public Hearing will be continued.

Orf Road – Montage at Hawk Ridge Master Plan and Zoning Map Amendment: Consideration of a request by Jeff Atkins, Volz Inc., applicant, on behalf of St. Charles Catholic Church Real Estate Corporation, property owner, for the construction of 443 dwelling units including 240 dwelling units in multi-unit buildings, 167 townhouses, and 36 detached houses, and related site improvements to be known as Montage at Hawk Ridge.

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

Matt Segal, Vice President of Development for TriStar Properties, gave a presentation and offered to answer questions about their application for the Montage at Hawk Ridge development. Mr. Segal's presentation discussed the project's timeline and highlighted how the proposed project conforms to the City's Comprehensive Plan.

Jim Brennon introduced himself as the owner and president of McKelvey Homes, noting they would be building the 36 single-family detached houses in the Montage at Hawk Ridge development. Mr. Brennon said McKelvey Homes are designed for those who are ready to move up to a luxury home. The single-family homes in Montage at Hawk Ridge are loaded with amenities and will be an asset to the city.

