

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

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

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

**APPROVAL OF MINUTES:** June 1, 2023

**MOTION TO APPROVE MINUTES:**

Commissioner Spoden made a motion to approve the minutes from the June 1, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Westermann and the motion passes.

**THE MINUTES FROM THE JUNE 1, 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:**

There was no old business, so the meeting continued.

**PUBLIC HEARING – NEW BUSINESS:**

**1. Lake Saint Louis Blvd and Hawk Ridge Trail – Hawk Ridge Trail Estates  
Subdivision**

Zoning Map Amendment and Preliminary Plat, Major

Consideration of a request by Katherine Moore – McBride Homes, applicant, on behalf of McBride Berra Land Company, LLC, property owner under contract, to develop a 29-lot subdivision for detached single-family houses and related site improvements to be known as Hawk Ridge Trail Estates.

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

Katherine Moore with McBride Homes, Kelly Rawlston and Mike Falkner with The Sterling Company, were present. Ms. Moore discussed the 29-lot subdivision for detached single-family houses to be known as Hawk Ridge Trail Estates. Ms. Moore stated the development would be constructed on a 10.6-acre site that is under contract with McBride Berra Land Company. She described the surrounding area and zoning. The applicant is seeking to rezone to R3-PUD and preliminary plat approval.

Ms. Moore stated the 29 detached single-family residential lots will have 3-car garages standard in McBride's luxury Oakwood Series home. She noted access will be from Hawk Ridge Trail. There will be landscaped common ground buffer along much of the perimeter with approximately 1.82 acres of common ground. The common ground will be maintained by a newly formed HOA. The elevations of the luxury Oakwood 3-car garage series were displayed.

The applicant is requesting three modifications to Code requirements under the R3-PUD zoning:

- Permit street-oriented garages to exceed 50% of the width of the front façade of each house.
- Side-yard easements 5 feet, except 7 feet where sewers are located which will not affect 7-foot side-yard setbacks.
- Driveways may exceed 45% of lot frontage.

The Commission discussed the development regarding homes and price range.

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Cheryl Hill, 5714 Lake Saint Louis Blvd, noted concerns with people coming onto her property where she has a pond, stormwater runoff, and traffic.

Matt Kuelker, Senior Project Manager, stated a signal will be placed at Lake Saint Louis Boulevard and Orf Road within a 5- to 8-year plan with Federal aid. Mr. Kuelker also stated the detention basin will hold and delay to mimic the pre-construction runoff.

Jacalyn Schauer, Alderman Ward 1, questioned the modifications being requested.

Public Hearing closed.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner Westermann made a motion to recommend to the Board of Aldermen approval of the applications for a zoning amendment and major preliminary plat, subject to the condition listed in the Community Development Director's staff report. The motion was seconded by Vice Chairman O'Connor and the motion passes.

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

**2. Fountain Grass Drive – The Meadows Park – Outdoor Entertainment Complex and City Park**

Special Use Permit and Site Plan, Major

Consideration of a request by Jeffrey Parrish – Q Golf, LLC, applicant, on behalf of Ravid Lake St. Louis II, LLC, property owner, to develop a multi-structure outdoor entertainment complex and City Park within The Meadows at Lake Saint Louis.

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

Patrick Worzer, Architect with Gateway Design Studio, showed where the site of the outdoor entertainment complex would be located with a City park. It was noted Parcel 2 would have the two-story main building, banquet center/golf shop, indoor and outdoor entertainment, with a stage-area outdoor. Parcel 1 will have

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an ice rink/pickleball site, skate shop, themed playground, restroom, and rental pavilions throughout the development complex. Conceptual rendering of the banquet center and main building were shown. Displayed and discussed product information, fencing placed around certain areas for control, lighting, and shade structures.

Mayor Law questioned the two-story building design.

Jeffrey Parrish, applicant, stated they were retractable windows so there would be a rooftop deck that would provide a better view.

Mayor Law asked what the timeline was for this development.

Mr. Worzer said it would depend on the plans and application.

Alderman Grassmuck asked the number of people the banquet center could hold.

Mr. Parrish said 150 to 200 people.

Commissioner Westermann asked if this complex could exist with the Farmers Market.

Mr. Parrish said the Farmers Market closes at noon. We can see people coming over from the Farmers Market to see acts and have something to eat.

Chairman Buell asked if the concert space that is open would be ticketed events.

Mr. Parrish stated they were not sure.

Chairman Buell questioned the hours of operation from 8:00 a.m. to 12:00 p.m. Sunday through Thursday shown in the staff report.

Andrew Stanislav, Director of Community Development, stated it should read 12:00 a.m. not 12:00 p.m.

Public Hearing closed.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman O'Connor made a motion to recommend approval of the applications for a major site plan and special use permit to the Board of Aldermen

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with the conditions listed in the Community Development Director's staff report and item 2. Under Special Use Permit changed from 12:00 p.m. to 12:00 a.m. The motion was seconded by Commissioner Westermann. The vote: 5 ayes and 1 nay. The motion passes.

MOTION TO RECOMMEND TO THE BOARD OF ALDERMEN APPROVAL OF THE APPLICATIONS FOR A MAJOR SITE PLAN AND SPECIAL USE PERMIT WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT AND ITEM 2. UNDER SPECIAL USE PERMIT CHANGED FROM 12:00 P.M. TO 12:00 A.M. IS HEREBY APPROVED, AS NOTED ABOVE.

**OTHER BUSINESS:**

**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 7:05 p.m.

*Approved*

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Brenda Cueller  
Recording Secretary of the meeting