

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 8, 2019**

The City of Lake Saint Louis Planning and Zoning Commission met on July 8, 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 Tom Mispagel, Dominique Stoddard, Alderman John Pellerito and President of the Board Karen Vennard. Absent: Commissioners Rhonda Ferrett, William Fridley, Glen Heiman, Tom O'Connor and Mayor Kathy Schweikert. 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 July 8, 2019 regular meeting agenda. The motion was seconded by Commissioner Stoddard and the motion carries.

MOTION TO APPROVE THE JULY 8, 2019 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: June 6, 2019

MOTION TO APPROVE MINUTES:

Vice Chairman Mispagel made a motion to waive the reading of the minutes from the June 6, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by President of the Board Karen Vennard and the motion carries.

THE MINUTES FROM THE JUNE 6, 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:

There was no tabled business, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. 2533 Lake Saint Louis Boulevard – Lake Saint Louis Fire Protection District

Zoning Amendment and Preliminary/Final Subdivision Plat: Consideration of a request by Lake Saint Louis Fire Protection District, applicant/owner, to decrease the size of Lot A from 2.7 acres to 1.415 acres and to increase the size of Lot B from 1.947 acres to 3.232 acres by adjusting the location of the shared property line, and to change the zoning classification of Adjusted Lot A from “PA” Public Activity District to “SR1” Single-Family Residential District to allow the conversion of the existing fire station to a single-family residence.

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

John Wurm, with Bax Engineering, stated the applicant was requesting to change the zoning for Adjusted Lot A.

Clinton Gussner, Fire Chief for Lake Saint Louis Fire Protection District, stated they were rezoning the parcel for a prospective buyer that will utilize the current fire house as a residence. The lot size needed to be changed due to City requirements for residential lots.

Louis Clayton, Director of Community Development, stated the building size will not change nor are there any proposed exterior changes to the building. Adjusted Lot A exceeds the minimum lot width requirement of 70

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feet and lot area requirement. Mr. Clayton said if zoning is approved, Adjusted Lot A could potentially re-subdivide into three separate lots based on the minimum lot width and lot area requirements. No changes to access the site is proposed. If there are any modifications to the driveway approach, it would need to conform to the City's requirements for residential driveways. Mr. Clayton said the Comprehensive Plan acknowledged that the Fire District was in the process of vacating this site and recommended a secondary land use as "Suburban-Single Family Residential". Mr. Clayton stated the proposed development complies with the applicable provisions of the Municipal Code and the proposed building on Adjusted Lot A as a single-family residence is consistent with the City's Future Land Use Map and compatible with adjacent land uses. Mr. Clayton said staff recommends approval of the Zoning Amendment, Preliminary Subdivision Plat and Final Subdivision Plat to the Board of Aldermen with the following conditions:

1. All existing signage shall be removed in accordance with Section 430.320 of the Municipal Code.
2. Prior to the issuance of an occupancy permit, the applicant shall submit a street tree planting plan to the City and plant all required street trees in accordance with Section 245.030 of the Municipal Code.

The Commission discussed the planting of street trees on Adjusted Lot B.

Dawn Moor, 414 Marine Terrace, stated she opposed the development noting concerns with additional re-subdivision of lots.

Elizabeth Bowling, 410 Marine Terrace, stated she had concerns that the development would not be in keeping with other subdivisions in the area.

Al North, 406 Marine Terrace, noted the building is not consistent as a home.

Scott Miller, 12 Chase Court, stated certain areas of grass have been mowed by the CA and the Fire Department. He wanted to know who would maintain the upkeep of the grass.

Laurel Moran, 412 Marine Terrace, stated she is neutral to the

development.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the proposed Zoning Amendment, Preliminary Subdivision Plat and Final Subdivision Plat to the Board of Aldermen with the following conditions:

1. All existing signage shall be removed in accordance with Section 430.320 of the Municipal Code.
2. Prior to the issuance of an occupancy permit, the applicant shall submit a street tree planting plan to the City for Adjusted Lot A and plant all required street trees on Adjusted Lot A in accordance with Section 245.030 of the Municipal Code.

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

MOTION TO RECOMMEND APPROVAL OF THE PROPOSED ZONING AMENDMENT, PRELIMINARY SUBDIVISION PLAT AND FINAL SUBDIVISION PLAT TO THE BOARD OF ALDERMEN WITH TWO CONDITIONS LISTED IN THE MOTION IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

- 1. Presentation by PGAV Planners regarding the Land Use Regulations and Zoning Map Update project.**

Louis Clayton, Director of Community Development, stated in December 2018, the City hired PGAV Planners, a St. Louis-based consulting firm, to perform a comprehensive update of the City's land use regulations and zoning map. An analysis and recommendation of the land use regulations will be performed to identify deficiencies in the current regulations, make recommendations, and provide an outline of the new land use regulations. PGAV will give a presentation on the report's findings and

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recommendations, and solicit feedback from the Commission. This same presentation will be given to the Board of Aldermen on July 15th. A public open house will be held July 22nd to discuss the report and obtain feedback. Mr. Clayton said feedback from these meetings will be incorporated into the draft land use regulations update and zoning map.

John Brancaglione and Anna Krane, with PGAV Planners, gave a presentation on the report's findings and recommendations regarding the land use regulations and zoning map. (Presentation attached.)

Mr. Clayton stated in the fall of this year, a preliminary draft of each chapter, individually or in a group, will be presented to the Planning and Zoning Commission, Board of Aldermen, and the public. Once a consensus is reached, public hearings will be held on the adoption of the final land use regulation updates and zoning map.

The Commission discussed recommendations presented in the presentation.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

Mr. Clayton stated there are two applications for the August 1st meeting:

- Lullaby Inn Preschool
- Re-subdivision of 8670 Orf Road

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 8:55 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting