

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 1, 2019**

The City of Lake Saint Louis Planning and Zoning Commission met on August 1, 2019, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Vice Chairman Tom Mispagel called the meeting to order. Present: Commissioners Rhonda Ferrett, Glen Heiman, Tom O'Connor, Dominique Stoddard, and Alderman John Pellerito. Absent: Commissioners Pearson Buell, William Fridley 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:

Commissioner Heiman made a motion to approve the August 1, 2019 regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion carries.

MOTION TO APPROVE THE AUGUST 1, 2019 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: July 8, 2019

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to waive the reading of the minutes from the July 8, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Alderman Pellerito and the motion carries.

THE MINUTES FROM THE JULY 8, 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. 1475 Prospect Road – Lullaby Inn Learning Center

Amended Preliminary Development Plan, Site Plan Review, and Special Use Permit: Consideration of a request by Brittany Wilson, Lullaby Inn Learning Center, applicant on behalf of SC Marion Properties LLC, owner, to construct an 8,176-square-foot day care facility on Lot 2 to be known as Lullaby Inn Learning Center.

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

Justin Winter with Bax Engineering and Brittany Wilson, owner, were present. Mr. Winter stated an 8,176-square-foot daycare facility would be built on Lot 2 to be known as Lullaby Inn Learning Center. Mr. Winter said the property is located at the northwest corner of Northshire Lane and Prospect Road surrounded by single-family residential subdivisions. Mr. Winter discussed access through the site to drop off children noting there were 36 parking spaces on site. Mr. Winter discussed the landscape plan and the additional plantings the City is requesting. He noted the south side foundation planting is good. Three-fourths of the building (east, north, west) has a sidewalk and landscaping cannot be placed next to the foundation. He noted they placed clusters of plants in areas not next to the foundation but areas which make it aesthetically pleasing. Elevation renderings were displayed.

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Louis Clayton, Director of Community Development, stated the requirements in the building foundation code noting the landscape plan does not comply. Mr. Clayton stated the planting requirements for this site. He said the previous Preliminary Development Plan approval in 2017 was office use for this lot. The applicant was no longer requesting a boundary adjustment for this lot. Mr. Clayton said staff's recommendation is to recommend approval of the Amended Preliminary Development Plan, Site Plan and Special Use Permit to the Board of Aldermen with the following condition:

1. That the landscape plan be revised to provide the required building foundation landscaping and parking lot trees in accordance with Sections 405.360.D.2.d and 245.030.A.2 of the Municipal Code.

David Stone, 43 Chatsworth Court, stated he is a trustee on Stonecrest Homeowners Association. He questioned the north end of this property regarding Stonecrest's common ground and detention basin. He wanted to know where this development's stormwater runoff will flow. He also questioned the amount of greenery to be planted since the 2017 development plan had increased the vegetation. He has concerns about the entrance on Northshire Lane impacting egress from the Stonecrest Subdivision.

Janet Sturm, 49 Chatsworth Court, noted her concern regarding traffic with the roundabout off Prospect Road being so close. She asked if a traffic study had been done.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the proposed Amended Preliminary Development Plan, Site Plan and Special Use Permit to the Board of Aldermen with the following condition:

1. That the landscape plan be revised to provide the required building foundation landscaping and parking lot trees in accordance with Sections 405.360.D.2.d and 245.030.A.2 of the

Municipal Code.

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

MOTION TO RECOMMEND APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN, SITE PLAN AND SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED IN THE MOTION IS HEREBY APPROVED, AS NOTED ABOVE.

2. 8670 Orf Road – Keeven Industrial Subdivision

Preliminary Subdivision Plat, Final Subdivision Plat, and Site Plan Review

Consideration of a request by Cliff Heitmann, Bax Engineering, applicant on behalf of Mark F. Keeven, owner, for the subdivision of the subject property into three lots to be known as Keeven Industrial Subdivision and construction of two 12,000-square-foot office/warehouse buildings on Lots 2 and 3.

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

Larry Walker with Bax Engineering stated he was present for the application along with the property owner, Mark Keeven. Mr. Walker said the applicant was requesting a Preliminary/Final Subdivision Plat and Site Plan Review for his 3.86 acres parcel located at the northeast corner of Wies Industrial Drive and Orf Road. He noted the parcel is zoned “LI” and is requesting to subdivide the lot into three parcels with an existing building to be on Lot 1 and two 12,000-square-foot office/warehouse buildings to be built on Lots 2 and 3. He stated the proposed office/warehouse buildings would look like the original building. Mr. Walker discussed parking, landscaping and retention area. He noted they coordinated with Public Works regarding alignment of the entrance off Wies Industrial Drive. Mr. Walker stated they request a modification of approval – let plan be submitted with foundation plantings. It was noted they based their reduction on a 2018 approval across the street and depicted onsite. He stated they felt the foundation planting was appropriate for the location.

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Alderman Pellerito asked how much of a reduction.

Mr. Walker stated 60% on what was approved across the street. He noted the building on Orf Road is newer across the street.

Louis Clayton, Director of Community Development, stated the development across the street is required to have 40 trees but has 16. He noted that it may have been an oversight not intentional.

Mark Keeven, owner, stated he bought the building 14 years ago for him and his son to build spec buildings. Mr. Keeven said he is trying to keep the cost reasonable. If foundation plantings are required, it would infringe on the parking. He noted this subdivision is pretty much built out and the planting being presented is in keeping with the character.

Public Hearing closed.

Alderman Pellerito stated he would hate to see landscaping not being required. He noted the ordinance would need to be reviewed and would not want a precedent set. He stated further discussion will be needed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the Preliminary Subdivision Plat, Final Subdivision Plat and Site Plan to the Board of Aldermen with the following condition:

1. That the landscape plan be revised to provide the required building foundation landscaping in accordance with Section 405.360.D.2.d of the Municipal Code.

The motion was seconded by Alderman Pellerito and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY SUBDIVISION PLAT, FINAL SUBDIVISION PLAT AND SITE PLAN TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED IN THE MOTION IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

1. Freymuth Road – Lake Pointe

Extension of Validity: Consideration of a request from Mark W. Schoedel, Lutheran Senior Services, for a 12-month extension of the site plan approval associated with the construction of a senior living facility to be known as Lake Pointe.

Mark Schoedel, Vice President of Construction, stated they were requesting a 12-month extension of the Lutheran Senior Services at Lake Pointe master plan. He noted they would be unable to begin the start of this project within the required timeframe. Mr. Schoedel said the Mason Pointe project in Town & Country is the reason for the delay. This project will be completed in the summer of 2020. They are in the process of reviewing the unit mix and density for this project to better address the changing needs for the market in Lake Saint Louis. The updated plan will have minor changes to the current approved building footprints or heights and potentially decrease the current planned density. There would be no changes to the current plan roadway or access points. He stated they hope next year to have a firmer plan.

Alderman Pellerito asked what the real hold up regarding this project is. He asked if there was not a lot of interest.

Paul Ogier, Chief Financial Officer and Planning, stated the history of this site. He noted the development of the Town & Country site was more difficult. Mr. Ogier said they have \$6,000,000 invested in this project and will see it through. He noted they have 35 residents signed up. The money aspect - 65% of the units sold. He noted they are in the process to redesign this building and provide new cost estimates and new marketing.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval to the Board of Aldermen a 12-month extension of the Site Plan period of validity, to expire on September 3, 2020. The motion was seconded by Commissioner O'Connor and the motion passes.

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MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN A 12-MONTH EXTENSION OF THE SITE PLAN PERIOD OF VALIDITY, TO EXPIRE ON SEPTEMBER 3, 2020 IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

There being no discussion or comments, the meeting continued.

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 7:40 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting