

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 3, 2019**

The City of Lake Saint Louis Planning and Zoning Commission met on October 3, 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 Rhonda Ferrett, William Fridley, Alderman John Pellerito, and Mayor Kathy Schweikert. Absent: Commissioners Glen Heiman, Tom Mispagel, Tom O'Connor, and Dominique Stoddard. 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 Ferrett made a motion to approve the October 3, 2019 regular meeting agenda. The motion was seconded by Mayor Schweikert and the motion carries.

MOTION TO APPROVE THE OCTOBER 3, 2019 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: August 1, 2019

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to waive the reading of the minutes from the August 1, 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 AUGUST 1, 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. 200 Civic Center Drive – City of Lake Saint Louis Police Department

Site Plan Review and Special Use Permit: Consideration of a request by Lake Saint Louis Police Department, applicant, to construct a 60-foot monopole communication tower for emergency police radio communications.

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

Police Chief Chris DiGiuseppi stated he did not have much more to say than what is in the staff report. He noted placing this communication tower is critical to safety. There is a need to install the communication tower as soon as possible.

The Commission asked about other locations, fall zone, and maintenance of the tower.

Police Chief DiGiuseppi said other locations had been looked at and were not feasible. He noted the closest tower was in Dardenne Prairie. Police Chief DiGiuseppi stated they are leasing fiber optic lines for \$25,000 a year. The construction of the communication tower will do away with the \$25,000 recurring cost. He noted that the tower will be hardwired and connected to a dish. It was noted that the tower will have brackets on the bottom being braced into a block wall and bolted to the pad.

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Louis Clayton, Director of Community Development, stated communication towers and antennas are subject to certain location and design criteria. The proposed communication tower does not comply with the standards for setbacks, fall zone, security, and pole capacity. Section 405.420 of the Municipal Code gives the Board of Aldermen authority to reduce specific standards if the goal of the regulations would be better served. Mr. Clayton briefly discussed the standards that were not in compliance. He stated staff supports waiving and/or reducing the requirements for the four specified standards and recommend approval of the Site Plan and Special Use Permit to the Board of Aldermen as submitted.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the requested Site Plan Review and Special Use Permit to the Board of Aldermen as submitted. The motion was seconded by Mayor Schweikert and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE REQUESTED SITE PLAN REVIEW AND SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

1. Planning and Zoning Commission Liaison to the Development Review Board (DRB)

MOTION TO NOMINATE:

Chairman Buell made a motion to nominate William Fridley as Planning and Zoning Commission liaison to the Development Review Board (DRB). The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO NOMINATE WILLIAM FRIDLEY AS PLANNING AND ZONING

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COMMISSION LIAISON TO THE DEVELOPMENT REVIEW BOARD (DRB) 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 7:25 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting