

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 4, 2021**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, February 4, 2021, 7:00 p.m. by video and teleconference only, via Zoom.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Commissioners Rhonda Ferrett, Tom O'Connor, Tom Mispagel, Ken Spoden, Alderman Pellerito, and Mayor Schweikert. Absent: Commissioner Glen Heiman. 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 February 4, 2021 regular meeting amended agenda. The motion was seconded by Alderman Pellerito and the motion passes.

MOTION TO APPROVE THE FEBRUARY 4, 2021 REGULAR MEETING AMENDED AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: January 7, 2021

MOTION TO APPROVE MINUTES:

Vice Chairman Mispagel made a motion to approve the minutes from the January 7, 2021 Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Mayor Schweikert and the motion passes.

THE MINUTES FROM THE JANUARY 7, 2021 PLANNING AND ZONING

COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – OLD BUSINESS:

1. 1290 North Henke Road

Preliminary Subdivision Plat

Consideration of a request by Mark Schlemeier, applicant, for the development of a single-family residential subdivision with five lots.

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

Bailey Lloyd stated she is the new owner of the property at 1290 North Henke Road. Ms. Lloyd said she spoke to the previous owner and is aware of the application. She stated they were not planning on submitting anything.

Louis Clayton, Director of Community Development, stated he did talk with the new owner regarding the adoption of the new code. Mr. Clayton stated since the previous application was incomplete, the new owner lost any rights under the previous design which is larger minimum lot area. If a plat is presented, it will be subject to the procedures and regulations of the new development code. He noted if they did pursue this application, they would have to rezone the property, request variances or some other method to get relief from the requirements. Mr. Clayton said staff recommends this item be withdrawn.

Alderman Pellerito asked if the owners were aware their property is under the new Code.

Ms. Lloyd said she was aware.

Public Hearing closed.

MOTION TO REMOVE FROM AGENDA :

Alderman Pellerito made a motion to recommend removal of the Preliminary Subdivision Plat for 1290 North Henke Road from the agenda. The motion was seconded by Vice Chairman Mispagel and approved.

MOTION TO RECOMMEND REMOVAL OF THE PRELIMINARY SUBDIVISION PLAT FOR 1290 NORTH HENKE ROAD FROM THE AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC HEARING – NEW BUSINESS:

1. 8334 Highway N – QuikTrip

Site Plan Review

Consideration of a request by Gwen Keen for QuikTrip Corporation, applicant on behalf of Roger J Sommer Revocable Living Trust, owner, for the addition of 20 new parking spaces at the rear of the building and reconfiguration of the southern vehicular entrance at Sommers Road.

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

Gwen Keen stated they are requesting a rear entrance to the store along with 20 additional parking spaces because staff stated there is congestion in the parking lot. Ms. Keen noted they had a traffic analysis performed by CBB and confirmed the need for the 20 additional parking spaces to the area. She said they were aware of what is coming down the pipe regarding roadwork. Ms. Keen is aware of the conditions in the staff report. The issue with the land description was created when QuikTrip amended the lease with the property owner to take on additional property to do this change. We were made aware that the legal description does not match the plat and we are in the process of remedying. The legal description will be what was platted, and we will provide the owner a proposed easement for the additional area needed. Ms. Keen stated all the parties have verbally agreed to this.

Louis Clayton, Director of Community Development, stated Public Works

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requested the additional concrete pavement thickness should match the existing pavement. Mr. Clayton said he received the documents addressing the boundary lines, and they appear to be in order. Once the documents are finalized, that would address staff's concern. Mr. Clayton said he is comfortable to recommend approval with the two conditions and modifying number one to nullify the legal description.

Mayor Schweikert asked regarding additional lighting. Ms. Keen stated there would be no additional lighting.

Public Hearing Closed.

MOTION TO RECOMMEND APPROVAL:

Alderman Pellerito made a motion to recommend approval of the Site Plan for 8334 Highway N with conditions listed in the staff report as submitted. The motion was seconded by Vice Chairman Mispagel and approved.

MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN FOR 8334 HIGHWAY N WITH CONDITIONS LISTED IN THE STAFF REPORT AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

2. Text Amendment

Text amendments to Municipal Code Title IV: Land Use, Chapter 445: Floodplain Management, adopting the new countywide Flood Insurance Study (FIS) that will become effective on March 9, 2021.

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

Louis Clayton, Director of Community Development, stated this item should be removed from the agenda. The new Code adds the Flood Insurance Study. This was placed before the Commission in case the new Code was not approved before March.

MOTION TO REMOVE FROM AGENDA :

Vice Chairman Mispagel made a motion to recommend removal of the

Text Amendment regarding adopting the new countywide Flood Insurance Study from the agenda. The motion was seconded by Mayor Schweikert and approved.

MOTION TO RECOMMEND REMOVAL OF THE TEXT AMENDMENT REGARDING ADOPTING THE NEW COUNTYWIDE FLOOD INSURANCE STUDY FROM THE AGENDA IS HEREBY APPROVED, AS NOTED ABOVE

OTHER BUSINESS:

1. Election of Chairpersons for Planning and Zoning Commission

Mayor Schweikert nominated Pearson Buell for Chairman.

MOTION ON NOMINATION:

Mayor Schweikert nominated Pearson Buell for Chairman on the Planning and Zoning Commission. The motion was seconded by Tom O'Connor and approved.

MOTION TO NOMINATE PEARSON BUELL FOR CHAIRMAN ON THE PLANNING AND ZONING COMMISSION IS HEREBY APPROVED, AS NOTED ABOVE.

Chairman Buell nominated Tom Mispagel for Vice Chairman.

MOTION ON NOMINATION:

Chairman Buell nominated Tom Mispagel for Vice Chairman on the Planning and Zoning Commission. The motion was seconded by Tom O'Connor and approved.

MOTION TO NOMINATE TOM MISPAHEL FOR VICE CHAIRMAN ON THE PLANNING AND ZONING COMMISSION IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

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Mayor Schweikert stated she will have a name for the 'Planning and Zoning Commission regarding Dominique Stoddard's spot, since she no longer lives in the city, for approval at the next Board of Alderman meeting.

Louis Clayton stated there were no applications submitted for the March meeting.

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 7:20 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting