

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MAY 5, 2022**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, May 5, 2022, 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, Glen Heiman, Brian McKinney, Ken Spoden, Alderman Chris Hinkle, and Mayor Jason Law. Absent: Vice Chairman O'Connor, Commissioner Westermann. Also present: Louis Clayton, Director of Community Development.

**APPROVAL OF AGENDA:**

**MOTION TO APPROVE AGENDA:**

Commissioner Ferrett made a motion to approve the May 5, 2022, regular meeting agenda. The motion was seconded by Alderman Hinkle and the motion passes.

**MOTION TO APPROVE THE MAY 5, 2022, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES:** April 7, 2022

**MOTION TO APPROVE MINUTES:**

Commissioner Ferrett made a motion to approve the minutes from the April 7, 2022, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Spoden and the motion passes.

**THE MINUTES FROM THE APRIL 7, 2022, 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. Fountain Grass Drive – Food Truck Garden**

Major Site Plan and Special Use Permit

Consideration of a request by Yvonne Merlotti, Seneca CRE, applicant, on behalf of Ravid Lake St. Louis II LLC, property owner, for the construction and operation of a 1.113-acre outdoor recreation facility (food truck garden) and a 1.665-acre public park.

MOTION TO TABLE:

Commissioner Spoden made a motion to table the applications for a Food Truck Garden. The motion was seconded by Commissioner Ferrett and carries.

MOTION TO TABLE THE APPLICATIONS FOR A FOOD TRUCK GARDEN HAS BEEN APPROVED, AS NOTED ABOVE.

**2. 6800 Lake Saint Louis Boulevard – Storage Facility**

Major Site Plan, Special Use Permit, and Minor Adjustment

Consideration of a request by Will Scheidt - Pickett, Ray & Silver, applicant, on behalf of 8595 Orf Road LLC, property owner, to construct a storage facility containing 237 self-storage units, 95 outdoor storage spaces, and related site improvements.

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

The applicant was not present.

MOTION TO TABLE:

Commissioner Ferrett made a motion to table the applications for a Storage Facility at 6800 Lake Saint Louis Boulevard. The motion was seconded by Commissioner McKinney and carries.

MOTION TO TABLE THE APPLICATIONS FOR A STORAGE FACILITY AT 6800 LAKE SAINT LOUIS BOULEVARD HAS BEEN APPROVED, AS NOTED

ABOVE.

**3. Orf Road – Montage at Hawk Ridge**

Master Plan and Zoning Map Amendment

Consideration of a request by Jeff Atkins, Volz Inc., applicant, on behalf of St. Charles Catholic Church Real Estate Corporation, property owner, for the construction of 443 dwelling units including 240 dwelling units in multi-unit buildings, 167 townhouses, and 36 detached houses, and related site improvements to be known as Montage at Hawk Ridge.

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

Matt Segal with TriStar Properties went over the presentation he gave at the previous meeting. There was one change since the last meeting. He presented new photos of multi-family buildings that are illustrative of the building design and materials that they will construct. Mr. Segal explained that they are no longer requesting a reduction of the required 10-foot setback.

Jim Brennan with McKelvey Homes discussed the proposed detached houses.

Louis Clayton, Director of Community Development, went over the application types and conditions of approval.

Public Hearing Closed.

The Commission had a general discussion about the proposed project and staff's recommended conditions of approval.

**MOTION TO RECOMMEND APPROVAL:**

Mayor Law made a motion to recommend approval of the applications for zoning map amendment and master plan as submitted to the Board of Aldermen. The motion was seconded by Commissioner Spoden and the motion passes.

**MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR**

ZONING MAP AMENDMENT AND MASTER PLAN AS SUBMITTED TO THE BOARD OF ALDERMEN IS HEREBY APPROVED, AS NOTED ABOVE.

**PUBLIC HEARING – NEW BUSINESS:**

**1. Text Amendment**

Text amendments to Municipal Code Title IV: Land Use related to allowable industrial uses.

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

Alderman Shauer stated she is okay with the proposed changes to the C2 District but has concerns about changes in the CO District. She does not want truck traffic.

Alderman Mispagel noted that people are not building office space. He was glad to give people more options for how to develop the property.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner McKinney made a motion to recommend approval of the application for text amendment related to allowable industrial uses as submitted to the Board of Aldermen. The motion was seconded by Commissioner Ferrett and the motion passes.

**MOTION TO RECOMMEND APPROVAL OF THE APPLICATION FOR TEXT AMENDMENT RELATED TO ALLOWABLE INDUSTRIAL USES AS SUBMITTED TO THE BOARD OF ALDERMEN IS HEREBY APPROVED, AS NOTED ABOVE.**

**OTHER BUSINESS:**

There being no other business, the meeting continued.

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MAY 5, 2022  
(JOURNAL & MINUTES)

1. The Commission had a general discussion about multi-family land uses, new developments, and the development review process.

**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 8:25 p.m.

*Approved*

---

Louis Clayton  
Serving as recording secretary of the meeting