

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 6, 2021**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, May 6, 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, Glen Heiman, Ken Spoden, Judith Westermann, Alderman Tom Mispagel and Mayor Jason Law. Absent: Commissioner Tom O'Connor and. 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 May 6, 2021 regular meeting agenda. The motion was seconded by Commissioner Heiman and the motion passes.

MOTION TO APPROVE THE MAY 6, 2021 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: April 1, 2021

MOTION TO APPROVE MINUTES:

Vice Chairman Mispagel made a motion to approve the minutes from the April 1, 2021 Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Ferrett and the motion passes.

THE MINUTES FROM THE APRIL 1, 2021 PLANNING AND ZONING

COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

**1. 6302 Ronald Reagan Drive – Lowe’s
Minor Site Plan and Minor Adjustment**

Consideration of a request by Kelly Stedman, Woolpert, applicant, on behalf of Lila Inc., owner, for the construction of a 3,160-square-foot addition to the existing Lowe’s building, outdoor storage area and outdoor display area associated with tool rental services.

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

Chris Perry with Woolpert stated work on Lowe’s program roll out for the tool rental program with a building expansion for the fall with direct connection into the store and 3200-square-foot exterior. There will be a fenced area next to the building with specific location access next to the building. There was a general discussion regarding customer pick-up in the back and proper landscaping on the side of the façade extension.

There was a discussion regarding the outdoor equipment display area.

Louis Clayton, Director of Community Development, stated there are two applications for their proposals: Minor Site Plan approval for the construction of a building addition and Minor Adjustment approval for the outdoor storage screening. Mr. Clayton said the proposed equipment display area is approximately 1,314-square-feet located at the front of the building near the southwest corner of the parking lot. An outdoor storage area of approximately 1,580-square-feet is proposed to be located behind the building with a 12-foot fence. A Minor Adjustment for the fence material and height since the enclosure is not the same materials as used on the building and height of the fence limit is 8-feet.

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The Commission discussed the proposed building addition and materials.

Public Hearing closed.

MOTION TO APPROVE:

Vice Chairman Mispagel made a motion to approve the applications for Minor Site Plan and Minor Adjustment as submitted. The motion was seconded by Commissioner Heiman and approved.

MOTION TO APPROVE THE APPLICATIONS FOR MINOR SITE PLAN AND MINOR ADJUSTMENT AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

1. Election of Vice Chairman

NOMINATION:

Mayor Law nominated Tom O'Connor for Vice Chairman of the Planning and Zoning Commission. The nomination was seconded by Commissioner Heiman and approved.

THE NOMINATION OF TOM O'CONNOR AS VICE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

1. Mr. Clayton stated this was the last zoom meeting. He noted there would be no June meeting. Next meeting may be in July if applications are received.

ADJOURNMENT:

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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 7:17 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting