

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JUNE 6, 2019**

The City of Lake Saint Louis Planning and Zoning Commission met on June 6, 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, Glen Heiman, Tom Mispagel, Dominique Stoddard, Alderman John Pellerito and Mayor Kathy Schweikert. Absent: Commissioners William Fridley and Tom O'Connor. Also present: Louis Clayton, Director of Community Development; Matthew Kuelker, Senior Project Manager, 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 June 6, 2019 regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion carries.

**MOTION TO APPROVE THE JUNE 6, 2019 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES:** May 2, 2019

**MOTION TO APPROVE MINUTES:**

Vice Chairman Mispagel made a motion to waive the reading of the minutes from the May 2, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Commissioner Heiman and the motion carries.

THE MINUTES FROM THE MAY 2, 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:**

**PUBLIC HEARING – NEW BUSINESS:**

**1. 308 TCW Court – The Ideal Quilt**

Site Plan Review: Consideration of a request by Lee Lindemann, The Ideal Quilt, LLC, applicant, on behalf of Brian Lindemann, IIC Acquisitions I, LLC, owner, for minor amendments to the previously approved site plan and a reduction in the number of required parking spaces associated with a proposed commercial tenant known as The Ideal Quilt.

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

Brian Lindeman, property owner, stated everything was in order. Three additional parking spots are required for the business that will utilize a portion of the building. Mr. Lindeman stated he would be required to have a traffic engineer perform a study to verify if the three additional parking spots would be required. He decided to place the three additional parking spots so as not to incur the additional cost of a traffic engineer.

Louis Clayton, Director of Community Development, stated the proposed use is permitted in this zoning district; however, the site does not have the minimum number of required parking spaces for the existing and proposed tenants. The applicant request that the number of required parking spaces be reduced to the number of existing spaces on site. No changes are proposed to the building, access, circulation, lighting or stormwater management. Mr. Clayton said the parking requirements for this site were based on a single-tenant office and warehouse use. The proposed quilting

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business is considered a commercial use not an office use which makes the parking requirements greater. Total parking spaces required for the existing and proposed building tenants is 33 parking spaces, which currently has 30 parking spaces – 3 parking space deficiency. Mr. Clayton noted that requesting a reduction of required parking spaces requires a parking analysis done by a traffic engineer or planner to justify the required number of parking spaces for the permitted uses to the satisfaction of the City. Mr. Clayton noted that three additional parking spaces are shown along the northern property line behind the sliding gate as “future expansion if necessary”. With Mr. Lindeman agreeing to add the three additional parking spaces, staff recommends approval of the Site Plan for The Ideal Quilt with the following conditions:

- The applicant agrees to construct the three parking spaces labeled on the proposed site plan as “future expansion if necessary” prior to the issuance of an occupancy permit for the proposed tenant, The Ideal Quilt.
- The property shall remain subject to the approved landscape plan dated February 9, 2005, except that no trees or landscaping shall be required along the southern property line within the utility easement.

The Commission asked the property owner if he was agreeable to those terms.

Mr. Lindeman stated yes.

Public Hearing closed.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman Mispagel made a motion to recommend approval of the proposed Site Plan to the Board of Aldermen with the following conditions:

- The applicant agrees to construct the three parking spaces labeled on the proposed site plan as “future expansion if necessary” prior to the issuance of an occupancy permit for the proposed tenant, The Ideal Quilt.
- The property shall remain subject to the approved landscape plan dated February 9, 2005, except that no trees or

landscaping shall be required along the southern property line within the utility easement.

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

MOTION TO RECOMMEND APPROVAL OF THE PROPOSED SITE PLAN TO THE BOARD OF ALDERMEN WITH TWO CONDITIONS LISTED IN THE MOTION IS HEREBY APPROVED, AS NOTED ABOVE.

**2. 301 Feise Commercial Drive – Timber Warriors**

Site Plan Review: Consideration of a request by F. J. Runyon, Timber Warriors, applicant, on behalf of Climate Controlled Storage, LLC, owner, for site improvements associated with the renovation of an existing commercial building for an office use to be known as Timber Warriors.

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

Jeff Moon with Bax Engineering was present representing the applicant. Mr. Moon stated the applicant will operate their dispatch/call center from the existing commercial building to be known as Timber Warriors. He discussed reconfiguration of the parking lot, lighting, landscaping, water quality features, new sidewalks, and marked pedestrian route from the sidewalk to the building's front entrance. The site is currently accessed by one entry on Feise Commercial Drive. No new curb cuts are proposed. The applicant proposes a 35 seat assembly room that will allow churches to perform Sunday services on the west side of the building. Mr. Moon addressed the concerns from The Cottages regarding time of operation and safety hazard regarding number of employees which may require a traffic signal at Technology Drive and Feise Commercial Drive.

Louis Clayton, Director of Community Development, stated the applicant has covered the majority of the items. There is adequate parking on site and the landscaping meets our standards. Staff is of the opinion that the proposed development complies with the applicable provisions of the Municipal Code and that the proposed development is compatible with adjacent land uses.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of proposed Site Plan to the Board of Aldermen with the condition listed in the staff report. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE PROPOSED SITE PLAN TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED IN THE STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

**3. 101 Villa Drive – Maya Terrace Subdivision**

Zoning Amendment and Preliminary Development Plan: Consideration of a request by Joe Moran, applicant and owner, for construction of four attached townhomes to be known as Maya Terrace Subdivision.

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

Joe Moran, applicant, stated concerns expressed at an earlier meeting regarding his previous building plan submittal. He discussed the process with the City regarding his new plans. New plans have rear entry detached garage which would eliminate any traffic on Villa Drive; decreased building size which is pivoted further west so neighbors to the west have a clear view to the lake; and pushed trees further back. The aesthetics were revamped with different roof ascents and materials. Mr. Moran said after all this, he went door-to-door speaking to neighbors regarding his new proposal. Mr. Moran said he put a lot of energy and time to provide a quality project.

Louis Clayton, Director of Community Development, gave the background history of the site and current standards regarding number of units per acre allowed. The proposed project does not comply with development standards found in the “MR” Zoning District, and therefore the applicant is seeking approval of a Zoning Amendment to “PR” Planned Residential District and a Preliminary Development Plan. The proposed project density is 7.2 units per net acre which exceeds the maximum of 6 units per acre permitted in the “PR” Zoning District, but is within the range of

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the 6 to 12 units per net acre recommended by the Comprehensive Plan. No new curb cuts are proposed on either Veterans Memorial Parkway or Villa Drive. There are no sidewalks in the immediate vicinity and new sidewalks are not required for this project; however, a three-foot sidewalk is proposed in front of the four proposed townhouses and will extend to Villa Drive. Mr. Clayton stated Staff is of the opinion that the proposed development complies with the applicable requirements of the "PR" Zoning District and the recommendations of the City's Comprehensive Plan. The proposed project density is 7.2 units per net acre which is consistent with the Comprehensive Plan's recommendation for 6-12 units per net acre. The proposed development is consistent with the original subdivision of the property in 1984 for eight townhomes, and is compatible with adjacent land uses.

The Commission had a discussion of units per net acre.

Robert Hanneken, 208 Villa Drive, stated his opposition to the development with concerns regarding density.

Tammy Braun, 211 Villa Drive, stated her opposition to the development noting concerns regarding entrance and parking, water runoff, issues with the width of Villa Drive, rentals, and property values.

Bill Braun, 211 Villa Drive, stated his opposition to the development noting concerns regarding a sewer lateral and legacy trees. He would like to stay with the original zoning. He asks the Commission to have a study done before making a motion.

Susan Sausto, 1 Lakeside Circle, stated her opposition to the development noting concerns regarding Villa Drive, property values and parking.

William Swann, 204 Villa Drive, noted his opposition to the development.

Sharon Yount, 216 Villa Drive, stated her opposition to the development noting concerns with density, property values and parking.

The Commission discussed the development.

Public Hearing closed.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner Ferrett made a motion to recommend approval of the requested Zoning Amendment and Preliminary Development Plan to the Board of Aldermen, with the condition listed in the City's staff report. The motion was seconded by Commissioner Heiman. A roll call vote was taken. Ayes: Chairman Buell, Commissioner Heiman, Mayor Schweikert, Alderman Pellerito; Nays: Vice Chairman Mispagel, Commissioner Ferrett, Commissioner Stoddard. The vote was 4 to 3 in favor and the motion passes.

**MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN OF THE REQUESTED ZONING AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN TO THE BOARD OF ALDERMEN, WITH THE CONDITION LISTED IN THE CITY'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.**

**OTHER BUSINESS:**

There being no Other Business, the meeting continued.

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

Mr. Clayton welcomed Alderman Pellerito to the board. He noted that the July meeting has been moved due to the holiday and will be held on Monday, July 8<sup>th</sup>.

**ADJOURNMENT:**

There being 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*

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Brenda Cueller  
Serving as recording secretary of the meeting