

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 5, 2021**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, August 5, 2021, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

Louis Clayton, Director of Community Development, stated someone from the Commission would need to nominate a member to chair the meeting.

MOTION TO NOMINATE CHAIR TO PLANNING AND ZONING COMMISSION MEETING:

Alderman Mispagel made a motion to nominate Rhonda Ferrett to chair the August 5, 2021 Planning and Zoning Commission meeting. Glen Heiman seconded the motion and the motion carries.

MOTION TO NOMINATE RHONDA FERRETT TO CHAIR THE AUGUST 5, 2021 PLANNING AND ZONING COMMISSION MEETING IS HEREBY APPROVED, AS NOTED ABOVE.

ROLL CALL:

Acting Chairman Rhonda Ferrett called the meeting to order. Present: Commissioners Glen Heiman, Brian McKinney, Ken Spoden, Judith Westermann, and Alderman Tom Mispagel. Absent: Chairman Pearson Buell, Vice Chairman Tom O'Connor and Mayor Jason Law. 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:

Alderman Mispagel made a motion to approve the August 5, 2021 regular meeting agenda. The motion was seconded by Commissioner Heiman and

the motion passes.

MOTION TO APPROVE THE AUGUST 5, 2021 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: May 6, 2021

MOTION TO APPROVE MINUTES:

Alderman Mispagel made a motion to approve the minutes from the May 6, 2021 Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Westermann and the motion passes.

THE MINUTES FROM THE MAY 6, 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. Technology Drive – Self-Storage Facility

Major Site Plan and Special Use Permit

Consideration of a request by Larry Walker, Bax Engineering Company, applicant, on behalf of Michal Jon Daniel and Daniel Cara Sue Revocable Trust, owners, for the construction of a self-storage facility with four buildings totaling 87,121 square-feet and other site improvements.

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

Jeff Moon with Bax Engineering stated they were representing the property owners requesting a Special Use Permit, Major Site Plan and Minor Adjustment for a self-storage facility on 6.26 acres located on Technology Drive. He noted the site is zoned C1 – Commercial 1 and storage facilities require a special use permit. Mr. Moon discussed the site stating there

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would be four buildings totaling 87,121 square feet with 600 self-storage units. He said two full-time employees will be on site every day from 9:30 a.m. until 6:00 p.m. Access to the units is from the interior of the building with no outdoor storage of commercial vehicles, heavy equipment, machinery or recreational vehicles permitted. Mr. Moon discussed parking, stormwater basin, tree preservation, landscaping, grading and lighting. He mentioned the four minor adjustment requests made for this development.

Louis Clayton, Community Development Director, stated three applications were submitted for this development, Major Site Plan, Special Use Permit, and Minor Adjustment, with all three acted on by the Board of Aldermen. Mr. Clayton discussed the minor adjustments requested by the applicant. He stated staff recommends approval of the major site plan, special use permit and minor adjustment applications with the following condition:

1. The City's Arborist will visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and shall recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

Public Hearing closed.

Alderman Mispagel asked if the wall-mounted fixtures were fitted.

Mr. Moon said they were.

Acting Chairman Ferrett asked the operation hours.

Beau Reinberg stated 9:30 a.m. until 6:00 p.m. for employees. Access was 6:30 a.m. until 10:00 p.m.

Acting Chairman Ferrett asked if there were any concerns about grading.

Mr. Clayton said no. Public Works reviewed the grading plan and site should drain properly.

MOTION TO RECOMMEND APPROVAL:

Commissioner Westermann made a motion to recommend approval of the applications for special use permit, major site plan and minor adjustment to the Board of Aldermen with the following condition:

1. The City's Arborist will visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and shall recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

The motion was seconded by Commissioner Spoden and approved.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR SPECIAL USE PERMIT, MAJOR SITE PLAN AND MINOR ADJUSTMENT TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED ABOVE AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

2. Text Amendment

Text amendments to Municipal Code Title IV: Land Use related to kennels.

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

Louis Clayton, Community Development Director, stated the City has received an inquiry regarding a potential pet boarding facility known as Petsuites in a C2 zoned parcel. Mr. Clayton said Petsuites offers pet boarding, daycare, grooming and training services. He said historically kennels were only allowed in the "NU" rural residential area and none in the C1 and C2 commercial area. Mr. Clayton said "kennels" will be removed in residential areas and added as a special use permit to MU, C1, C2 Zoning Districts. He noted the special use permit would give the Planning and Zoning Commission and Board of Aldermen a mechanism to evaluate and consider proposed kennels on a case-by-case basis which may require any potential adverse impacts to be mitigated. Mr. Clayton

said staff recommends approval of the application for text amendment to the Board of Aldermen as submitted.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Alderman Mispagel made a motion to recommend approval of the application for text amendment to the Board of Aldermen as submitted. The motion was seconded by Commissioner Westermann and approved.

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

OTHER BUSINESS:

1. Freymuth Road – Lake Pointe

Greg Ruyle, with Lutheran Senior Services, stated they were requesting a 12-month extension on their Master Plan approval. He said Lutheran Senior Services continues to work on the new continuing care retirement community known as Lake Pointe in Lake Saint Louis but cannot plan to start the project within the required timeframe because the Covid-19 pandemic extended the completion of their Mason Pointe project in Town and Country until final occupancy was issued on April 19, 2021. He noted they are looking at the changing needs in the market for Lake Saint Louis in the unit mix and density for this project.

Commissioner Westermann asked if the density would change.

Mr. Ruyle said they don't expect it to change.

The Commission discussed the number of extension requests made for this development.

Public Hearing closed.

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MOTION TO RECOMMEND APPROVAL:

Alderman Mispagel made a motion to recommend approval to the Board of Aldermen a 12-month extension of the site plan period of validity, to expire on September 3, 2022. The motion was seconded by Commissioner Spoden and approved.

MOTION TO RECOMMEND APPROVAL TO THE BOARD OF ALDERMEN A 12-MONTH EXTENSION OF THE SITE PLAN PERIOD OF VALIDITY, TO EXPIRE ON SEPTEMBER 3, 2022 IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

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 7:30 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting