

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 2, 2021**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, September 2, 2021, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Vice Chairman Tom O'Connor called the meeting to order. Present: Commissioners Rhonda Ferrett, Brian McKinney, Ken Spoden, Alderman Tom Mispagel, and Mayor Jason Law. Absent: Chairman Pearson Buell, Commissioner Glen Heiman, and Commissioner Judith Westermann. Also present: Louis Clayton, Director of Community Development, and Brenda Cueller, acting as recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Ferrett made a motion to approve the September 2, 2021, regular meeting agenda. The motion was seconded by Alderman Mispagel and the motion passes.

MOTION TO APPROVE THE SEPTEMBER 2, 2021, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: August 5, 2021

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to approve the minutes from the August 5, 2021, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Alderman Mispagel and the motion passes.

THE MINUTES FROM THE AUGUST 5, 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. 6450 Ronald Reagan Drive – Dierbergs Markets
Comprehensive Sign Plan

Consideration of a request by Dierbergs Lake Saint Louis, LLC, applicant/owner, for a comprehensive sign plan.

Vice Chairman O'Connor opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Drew Bextermueller with Dierbergs Markets stated they were requesting a Comprehensive Sign Plan for the Dierbergs Market to place six wall signs to identify the store name, branding, and main store departments. He noted the size of the signs are important due to the distance from the building to the parking lot and frontage street. Mr. Bextermueller said the overall building size was considered in calculating the size of the signs and noted the colors and lighting of the signs would enhance and blend with the building façade and canopy. He stated when the calculations were done for the allowable sign area, it only included the actual sign letters and did not include “open” space. He noted the total allowable square footage of signage for Dierbergs is 663 square feet (6% of total building façade). He said when using the correct measuring method for signs pursuant to the Lake Saint Louis code, which includes “open” space area, the total square footage increased to approximately 847 square feet. Mr. Bextermueller said he understood that a request may be made to the Planning Commission to increase the total allowable square footage by an amount not to exceed 50% of allowable square footage (994 square feet). Mr. Bextermueller requested an increase of the allowable signage square footage of the Dierbergs building to 846.75 square feet as shown on the Comprehensive Sign Plan. All previously approved monument signage and Electronic Message Board signage shall remain.

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Louis Clayton, Community Development Director, stated the applicant was requesting approval of a comprehensive sign plan for Dierbergs to allow the combined wall signs of 846.75 square feet on the front façade which exceeds the allowable 663 square feet. Mr. Clayton said if approved, all wall signs for Dierbergs would be installed in substantial conformance with the proposed placement, quantity, size, and materials shown in the comprehensive sign plan, and all other applicable requirements of The Shoppes at Hawk Ridge and Chapter 425, Article VII Signs, shall remain in full force and effect.

The Commission questioned if additional signs could be place.

Mr. Clayton stated there is little flexibility. Signs would be same size, and location as shown on the comprehensive sign plan. If additional signs are requested, a new plan would be required.

Public Hearing closed.

MOTION TO APPROVE:

Commissioner Ferrett made a motion to recommend approval of the application for comprehensive sign plan as submitted. The motion was seconded by Alderman Mispagel and approved.

MOTION TO APPROVE THE APPLICATION FOR COMPREHENSIVE SIGN PLAN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

There being no other business, the meeting continued.

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 7:10 p.m.

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Approved

Brenda Cueller
Serving as recording secretary of the meeting