

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 2, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, February 2, 2023, 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, Brian McKinney, Tom O'Connor, Ken Spoden, Judith Westermann, Alderman Chris Hinkle, and Mayor Jason Law. Absent: Commissioner Glen Heiman. Also present: Andrew Stanislav, Community Development Director; Matthew Kuelker, Senior Project Manager; and Brenda Cueller, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Vice Chairman O'Connor made a motion to approve the February 2, 2023, regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO APPROVE THE FEBRUARY 2, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: January 5, 2023

MOTION TO APPROVE MINUTES:

Vice Chairman O'Connor made a motion to approve the minutes from the January 5, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Alderman Hinkle and the motion passes.

THE MINUTES FROM THE JANUARY 5, 2023, 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 REMOVE FROM TABLED:

Commissioner Ferrett made a motion to remove the Major Site Plan and Special Use Permit for the Food Truck Garden from tabled. The motion was seconded by Vice Chairman O'Connor and passes.

MOTION TO REMOVE THE MAJOR SITE PLAN AND SPECIAL USE PERMIT FOR THE FOOD TRUCK GARDEN FROM TABLED IS HEREBY APPROVED.

Doug Bruns with Stock & Associates described the food truck garden and City Park, stating an ice arena, pickleball courts, volleyball courts, pavilions, a large grass area, stage, food trucks, restrooms, a terraced seating area, and walk-in cooler/bar will be featured. He noted The Meadows provides adequate amount of parking for the food garden and park. Mr. Bruns displayed images from an existing facility food truck garden in Cottleville.

The Commission asked what the Food Truck Garden hours will be, if this development will take the place of the Farmers Market, and if parking may be a problem down the road.

Andrew Stanislav, Director of Community Development, stated the proposed food truck garden and City Park comply with the applicable requirements and recommendations of the Municipal Code and

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Comprehensive Plan. Mr. Stanislav noted there are conditions listed in the staff report regarding satisfying the applicable review criteria for the Major Site Plan and Special Use Permit.

Mr. Bruns stated the hours of operation for Sunday through Thursday 11:00 a.m. – 10:00 p.m. and Friday through Saturday 11:00 a.m. – 1:00 a.m.

Mayor Law said this development would not affect the operation of the Farmers Market.

Mr. Stanislav stated the parking study and data presented shows adequate parking for the proposed development.

Mayor Law stated the garage is not fully utilized and may be used.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the applications for a Major Site Plan and Special Use Permit to the Board of Aldermen with the conditions listed in the Community Development Director's staff report. The motion was seconded by Vice Chairman O'Connor and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR A MAJOR SITE PLAN AND SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY 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.

Tabled.

PUBLIC HEARING – NEW BUSINESS:

1. 200 Civic Center Dr – Lake Saint Louis City Police Department Expansion

Minor Site Plan

Consideration of a request to construct a 4,178-square-foot addition to the City of Lake Saint Louis Police Department.

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

George Ertle, City Administrator, stated the City received \$3.4 million in American Rescue Plan Act funds and the Board of Aldermen made a decision to allocate funds for a construction project to expand the Police Department. Mr. Ertle noted that the City Hall facility is nearing 20 years old and the City has added numerous police personnel since staff moved into this facility. He said the proposed expansion is a 4,178-square-foot addition and includes 3,688-square-feet of interior renovations. The design, elevations, and materials will match the existing facility. Mr. Ertle stated Matt Bauer with Mitchell and Hughback is present to answer any questions.

Rob Vollmar, 5 Forest Park Circle, was not opposed to the expansion but questioned where it would be located.

MOTION TO APPROVE:

Commissioner Ferrett made a motion to approve the application for a minor site plan as submitted. The motion was seconded by Vice Chairman O'Connor and the motion passes.

MOTION TO APPROVE THE APPLICATION FOR A MINOR SITE PLAN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

There being no other business, the meeting continued.

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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 7:15 p.m.

Approved

Brenda Cueller
Recording Secretary of the meeting