

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 1, 2021**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, April 1, 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, Tom O'Connor, Tom Mispagel, Ken Spoden, Judith Westermann, and Mayor Schweikert. Absent: Commissioner Glen Heiman and Alderman John Pellerito. 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 April 1, 2021 regular meeting agenda. The motion was seconded by Commissioner O'Connor and the motion passes.

MOTION TO APPROVE THE APRIL 1, 2021 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: February 4, 2021

MOTION TO APPROVE MINUTES:

Vice Chairman Mispagel made a motion to approve the minutes from the February 4, 2021 Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner O'Connor and the motion passes.

THE MINUTES FROM THE FEBRUARY 4, 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. 8551 Orf Road – Linda Parker

Zoning Map Amendment

Consideration of a request by City of Lake Saint Louis, applicant, on behalf of Linda Parker, owner, for initial zoning of recently annexed property into the RR – Rural Residential District.

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

Louis Clayton, Director of Community Development, stated the property off Orf Road is 2.438 acres and the involuntary annexation was approved in early 2020 and became official December 16, 2020. Before annexed, the Plan of Intent identified the property as Village – Mixed Residential and the new zoning map as Rural Residential.

Linda Parker stated she did not understand the change the City made on her property to C1 Commercial. Ms. Parker said she did not want it to change from residential. She was requesting that it return to rural residential.

Mr. Clayton stated it will be back as RR (Rural Residential).

Ms. Parker asked if she needed to attend the Board of Aldermen meeting and was informed she did not.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the

application for zoning map amendment to the Board of Aldermen as submitted. The motion was seconded by Mayor Schweikert and approved.

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

2. 2811 Technology Drive – Boulders at Lake St. Louis

Zoning Map Amendment, Special Use Permit, Major Site Plan

Consideration of a request by Casey Urkevich, applicant, on behalf of Storage Masters – Lake St. Louis, L.L.C., owner, for the construction of 240 dwelling units in ten multi-unit buildings and related site improvements to be known as Boulders at Lake St. Louis.

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

Casey Urkevich stated present were Jim Eisenbart, Steve Schott, Dan Larson with Arco Construction, Kirk Mills President and CEO Mills Properties. Mr. Urkevich gave a slide presentation of the proposed development. It was noted that the Neighborhood Residential meeting was held on February 3, 2021. A variance is requested for the required 30-foot setback to 10 feet, density from 12 units per acre to 20.5 units per acre, and minimum building height from 40 feet to 45 feet. It was noted only one call was received regarding traffic.

Chairman Buell stated it appears amenities will be pool, pickle ball, dog park, and sidewalk around property.

Commissioner Ferrett asked about the access point Technology and Feise Road, if there is a left turn lane into the development. She stated the access is near the interstate.

There was a discussion of vehicles leaving and accessing the property.

Vice Chairman Mispagel questioned the runoff basins which all appeared to slope to the middle.

Mr. Clayton stated Public Works noted they complied with the standards.

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Derek Koestel, Director of Public Works, stated they relied on applicant to follow what MSD uses. Information on actual design will be on the construction drawings and will be reviewed at that time.

Mayor Schweikert asked Mr. Koestel what his assessment was of the traffic flow.

Mr. Koestel discussed the process for reviewing traffic flow at a location. He said the traffic contribution is not that significant and this development does not warrant an additional traffic study.

Louis Clayton, Director of Community Development, stated this is the first group applications reviewed under the new code. He noted there were three applications required to be approved to go through:

- Zoning Map Amendment – Current zoning is C2 District and change to R5-PUD - Residential 5 Planned Unit Development
- Special Use Permit – The R5 District requires a special use permit for the development of one or more multi-unit buildings totaling 150 or more dwelling units combined.
- Major Site Plan – Major site plan approval is required for constructing one or more new main structures with gross floor area of 10,000 square feet or more combined.

Mr. Clayton said the development complies with the dimensional standards in the R5 District except for the rear setback. The applicant is requesting a change from 30 feet to 10 feet. Other standards which a modification is requested:

- Building Height (Maximum) – 40 feet to 45 feet
- Net Density (Dwelling Units Per Acre) – 12 units to 20.5 units

Mr. Clayton briefly discussed access and mobility, parking, stormwater management, landscaping, parkland dedication, and lighting for the development. He noted that the applicant submitted two proposed building designs and materials which the responsibility is part of Planning and Zoning Commission and Board of Aldermen review. They are required to provide at least five architectural features for the building elevations. The applicant satisfied the building design.

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Mr. Clayton stated staff recommends approval of the applications for zoning map amendment, special use permit, and major site plan with the following conditions:

1. Prior to construction or site development, a subdivision plat combining the existing lots into one shall be approved by the City and recorded with St. Charles County.
2. The applicant shall make a payment in lieu of park land dedication in the amount of \$84,000 (240 units x \$350 per unit) in accordance with [Chapter 430, Article X of the Municipal Code](#), prior to the issuance of a building permit or filing of the record plat, whichever occurs first.
3. In accordance with Section 430.720 of the Municipal Code, the maintenance of private park land shall be adequately provided for by a recorded written agreement, conveyance or deed restriction; and, the private park shall be restricted for recreational purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the City.

Alan Brown, 828 Honeywood Drive, stated he was concerned with traffic, density, vehicles stacking up on Technology Drive. He said there should be a light at Locksley Crossing.

Chairman Buell asked if there were other developments with similar density in other areas of the City.

Mr. Clayton said the new construction Synergy at The Meadows.

Patrick McClanahan, Treasurer for Locksley Crossing Homeowners Association, stated there is one entrance with 97 homes in their subdivision and can see there being a backup on Technology Drive which will cause more headaches for residents. Mr. McClanahan said there should be an additional study regarding the traffic.

Al Beamer, Cottages of Lake Saint Louis, said he did not object to the apartments but does object to the density. Mr. Beamer said the development is creating 400 cars and 70% above density. He noted there

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is backup on Technology Drive and would like to see a request for a traffic study be done. The apartments will be backed up to 10 feet from the property line, which is tight, and appears to place more apartments on the property. The landscaping should be consistent along its borders.

Forrest Van Ness, 602 Autumnwood Forest Drive, stated he was concerned with traffic, sidewalks and believed a traffic study was justified. He was surprised the developer did not have answers for traffic impacts.

Joan Hoffman, 817 Honeywood Drive, stated there was a traffic problem with it backing up around 4:30 in the afternoon. She said there is already a problem with the nursing home for ambulances. She stated a better traffic study is needed in that area. When Lake Saint Louis did a survey, she put in that more apartments are not needed. She stated if she had known this, she would not have purchased her home.

Rosanne Twellman, 1174 Hampton Meadows Drive, questioned where the 10 foot easement was located. She noted concerns with density and traffic on Technology Drive,

Mr. Clayton stated the 10 foot setback was from their property and the storage facility. He noted the Code allows 12 units per acre and this development is 25 units per acre.

Public Hearing Closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the applications for zoning map amendment, special use permit, and major site plan to the Board of Aldermen with the conditions listed in the Community Development Director's staff report as follows:

1. Prior to construction or site development, a subdivision plat combining the existing lots into one shall be approved by the City and recorded with St. Charles County.
2. The applicant shall make a payment in lieu of park land dedication in the amount of \$84,000 (240 units x \$350 per unit) in accordance with [Chapter 430, Article X of the Municipal](#)

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Code, prior to the issuance of a building permit or filing of the record plat, whichever occurs first.

3. In accordance with Section 430.720 of the Municipal Code, the maintenance of private park land shall be adequately provided for by a recorded written agreement, conveyance or deed restriction; and, the private park shall be restricted for recreational purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the City.

The motion was seconded by Mayor Schweikert.

DISCUSSION UNDER MOTION:

Mayor Schweikert questioned Derek regarding placement of a stop sign.

Mr. Koestel stated they have not looked at signal warrant in this area. He thinks it is unlikely it would be needed. Mr. Koestel explained to meet warrants is 8 hours out of a day; high congestion for 3 or 4 hours would not meet warrant. He explained how stop signs are placed.

Chairman Buell stated we are not commenting if it does not meet warrants. He did not think this should affect this application.

Commissioner Westermann questioned the density noting this development exceeds per allowed. She wanted to know how this could be allowed.

Chairman Buell explained the set standards but the Board of Aldermen have an opportunity in granting. This is part of the zoning change to Planned Unit Development (PUD).

A roll call vote was taken. Ayes: Chairman Buell, Vice Chairman Mispagel, Mayor Schweikert; Nays: Commissioner Ferrett, Commissioner O'Connor, Commissioner Spoden, Commissioner Westermann. The vote is 3 to 4 and fails.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR ZONING MAP AMENDMENT, SPECIAL USE PERMIT, AND MAJOR SITE PLAN TO THE BOARD OF ALDERMEN WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY NOT APPROVED, AS NOTED ABOVE.

3. 34XX Technology Drive – Meadows Luxury Living

Zoning Map Amendment, Special Use Permit, Major Site Plan

Consideration of a request by Mia Rose Holdings L.L.C., applicant, on behalf of The Meadows Land Company, L.L.C., owner, for the construction of 156 dwelling units in five multi-unit buildings and related site improvements to be known as Meadows Luxury Living.

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

Tom Kaiman with Mia Rose Holdings stated Jim Cook and Nathan Weaver, Architect, on team. Mr. Kaiman said Jim Cook and I are the owners of Junction House in Wentzville. Jim Cook is the owner of Imo's and Prados in Lake Saint Louis. He stated they had a vision to get people around the area. Mr. Kaiman said Ryan Montana will show a presentation of the development.

Mr. Montana stated the development had 70% one-bedroom units because one-bedroom units were more in-demand than two bedroom. Mr. Montana's presentation showed the description of the development's parking, stormwater management, landscaping, lighting, and elevations.

Matt Fogarty, Premier Design Group, made additional comments regarding stormwater detention, water quality, and landscaping. He noted a portion of the landscape to be done will be at the exit ramp off I-64 which is in MoDOT's right-of-way.

Mr. Kaiman said the sidewalks are around the whole development. They have entered into a Growing Together Agreement with MoDOT regarding the maintenance of the landscaping in the right-of-way, which will be in perpetuity.

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Louis Clayton, Director of Community Development, stated there were three applications being requested: Zoning Map Amendment, Special Use Permit, Major Site Plan. The current zoning is MU and the proposed zoning change is MU-PUD. The Special Use Permit is required for development of multi-unit buildings totaling more than 150 dwelling units. Mr. Clayton noted that the Comprehensive Plan's Future Land Use Map designates the property as Meadows District, and future area residential and nonresidential and walkability.

Mr. Clayton discussed access and building height with net density of 18 dwelling units per acre. The applicant is proposing 22 dwelling units per acre. Proposed parking is 265 parking spaces with 34 covered parking spaces for an overall parking supply of 1.7 parking spaces per dwelling unit. Mr. Clayton said a parking study prepared by CBB was submitted which utilized nationally-accepted parking generation data available from the Institute of Traffic Engineers (ITE) and Urban Land Institute (ULI), which recommended 224 spaces and the applicant is proposing 265 parking spaces. He stated the landscape meets planting requirements with the buffer enhanced off the highway. It was noted that the proposed parkland dedication would be a sidewalk along Interstate 64 exit ramp and common greenspace, and pay a reduced in lieu fee of \$54,600.00.

Mr. Clayton stated the following minor changes were made to the overall elevations:

1. Brick or stone wraps of at least 18 inches shall be required on the outside corner when brick or stone is used on the front elevation of an outside corner, except on side entry garages the front corner wrap shall be a minimum of 12 inches.
2. Architectural trim is required completely around all window openings, including basement windows. The window sash and trim measured together shall be a minimum of four inches on the front elevations of residential structures and three inches on side and rear elevations.

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Mr. Clayton said staff recommends approval of the applications for zoning map amendment, special use permit, and major site plan to the Board of Aldermen with the conditions listed in the staff report.

Brian Bredenstein, 3461 Technology Drive, asked if there would be any blasting and what ramifications for buildings if there is blasting.

Mr. Kaiman said there would be no blasting. They will remove the rock.

Kaiman discussed the amenities the development would provide such as pool, kitchen, fitness center, Pelaton bikes, Mirror, package center, clubhouse, walking path.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the applications for zoning map amendment, special use permit, and major site plan to the Board of Aldermen with the five conditions listed in the Community Development Director's staff report:

1. Submit acknowledgement and approval from the adjacent property owner to the south (3401 Technology Drive) regarding the proposed cross access.
2. In multiple locations, proposed trees and shrubs are shown on top of sidewalks and other improvements. The landscape plan shall be revised accordingly.
3. No permits will be issued until the property owner enters into a Growing Together Agreement with MoDOT regarding the maintenance of the landscaping located in MoDOT's right-of-way. In no case shall the City be responsible for the maintenance of any landscaping located on the site or in the adjacent right-of-way.
4. The applicant shall make a payment in lieu of park land dedication in the amount of \$54,600 (156 units x \$350 per unit) in accordance with [Chapter 430, Article X of the Municipal Code](#), prior to the issuance of a building permit or filing of the record plat, whichever occurs first.

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5. In accordance with Section 430.720 of the Municipal Code, the maintenance of private park land shall be adequately provided for by a recorded written agreement, conveyance or deed restriction; and, the private park shall be restricted for recreational purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the City.

The motion was seconded by Commissioner Spoden. A roll call vote was taken. Ayes: Vice Chairman Mispagel, Commissioner Ferrett, Commissioner O'Connor, Commissioner Spoden, Commissioner Westermann, Mayor Schweikert and Chairman Buell. The vote was 7 to 0 in favor. The motion is approved.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR ZONING MAP AMENDMENT, SPECIAL USE PERMIT, AND MAJOR SITE PLAN TO THE BOARD OF ALDERMEN WITH THE FIVE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE

4. Text Amendment

Text amendments to Municipal Code Title IV: Land Use, Chapter 425: Development Standards, Article IX. Floodplain Management.

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

Louis Clayton, Director of Community Development, stated there were two minor errors in the recent Code adoption. He stated one additional word and a change of date as shown in the staff report.

Public Hearing is closed.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman 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 O'Connor 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:

There being no other business, the meeting continued.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

1. Mayor Schweikert stated it was a pleasure to work with the Planning and Zoning Commission. She thanked them for the great job they do.

Chairman Buell thanked the Mayor and stated they will miss her.

2. Mr. Clayton said there was one application for the May meeting.

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 9:02 p.m.

Approved

Brenda Cueller
Serving as recording secretary of the meeting