

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
June 1, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, June 1, 2023, 6:00 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: Vice Chairman Tom O'Connor, Commissioners Rhonda Ferrett, Glen Heiman, Brian McKinney, Ken Spoden, Judith Westermann and Alderman Sandy Grassmuck. Absent: Mayor Jason Law. Also present: Andrew Stanislav, Director of Community Development; Matthew Kuelker, Senior Project Manager; and Brenda Cueller, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Heiman made a motion to approve the June 1, 2023, regular meeting agenda. The motion was seconded by Commissioner Westermann and the motion passes.

MOTION TO APPROVE THE JUNE 1, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: May 4, 2023

MOTION TO APPROVE MINUTES:

Vice Chairman O'Connor made a motion to approve the minutes from the May 4, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Spoden and the motion passes.

THE MINUTES FROM THE MAY 4, 2023, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, so the meeting continued.

PUBLIC HEARING – OLD BUSINESS:

There was no old business, so the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. 8960 and 8980 Orf Road – Zoning and Residential Subdivision
Zoning Map Amendment and Preliminary Plat, Major

Consideration of a request by Jeff Simmons – Bax Engineering, applicant, on behalf of Paragon Custom Homes, LLC, property owner, to establish zoning of 8960 Orf Road upon annexation to R4 – Residential 4, rezoning of 8980 Orf Road from RR – Rural Residential to R4 – Residential 4, and the subdivision of the total 9.27-acre site into a 29-lot detached single-family subdivision with common ground to be known as London Manor.

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

Jeff Simmons with Bax Engineering present on behalf of Kyle Funk, stated parcel 8960 Orf Road of 4.9 acres is being annexed into the City which will be consolidated with 8980 Orf Road of 4.37 acres to create a 29-lot detached single-family subdivision to be known as London Manor. Both parcels will be zoned R4 – Residential 4. Mr. Simmons stated the homes along Duello Road front face Duello Road and have rear entry. The remainder of the homes would have front-loaded driveways. He discussed storm sewer management, landscaping, tree preservation. Mr. Simmons discussed the sidewalks and streets noting the County road project will install sidewalks which they will donate right-of-way. He noted the lot sizes in the development as 7,000- to 13,000-square-feet with an average of 8,500-square-feet.

Kyle Funk, Paragon Custom Homes, LLC, described the footprint of the homes with 1,900-square-foot ranch to 2,400-square-foot ranch and two-story on a few of the lots. Mr. Funk noted they were committed to put in 200 trees.

The Commission discussed sidewalk connections to existing sidewalks, pictures of proposed homes, and tree line along Cedar Springs Subdivision.

Mr. Simmons was not sure if the sidewalks would connect. He noted that they will minimize grading to save trees.

Mr. Funk said he did not have renderings of the homes.

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Dave Hinman, 115 Cedar Springs Ct, noted concerns regarding the 10-foot strip and orange fence.

Jacalyn Schauer, Alderman Ward 1, stated the zoning should be equal or better so there would be no density question.

The Commission discussed setbacks.

Andrew Stanislav, Director of Community Development, stated there was no Annexation Agreement.

Dane Fitzpatrick, 113 Cedar Springs Court, stated he opposes the development noting concerns with density, setbacks, home values.

Mary Ploch, 205 Mason Glen Drive, noted her concern regarding tree removal.

Mr. Funk said the larger trees on the east will not be disturbed. He noted if it impacts where the property can see through, they can provide some pine species to protect from headlights.

Pam Baker, 118 Cedar Springs Court, noted her concerns regarding trees, density, and road layout.

Margie Hinman, 115 Cedar Springs Ct, questioned where the trees will be placed.

Public Hearing closed.

The Commission discussed the Tree Preservation Plan, density, and building elevations.

MOTION TO RECOMMEND APPROVAL:

Commissioner Westermann made a motion to recommend to the Board of Aldermen approval of the applications for major preliminary plat and zoning map amendment, subject to the condition 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 TO THE BOARD OF ALDERMEN APPROVAL OF THE APPLICATIONS FOR A MAJOR PRELIMINARY PLAT AND ZONING MAP

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AMENDMENT, SUBJECT TO THE CONDITION LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

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 6:36 p.m.

Approved

Brenda Cueller
Recording Secretary of the meeting