

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 7, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, September 7, 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, Ken Spoden, Alderman Sandy Grassmuck. Absent: Commissioners Brian McKinney, Judith Westermann, Mayor Jason Law. Also present: Andrew Stanislav, Director of Community Development, and Brenda Cueller, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Vice Chairman O'Connor made a motion to approve the September 7, 2023, regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO APPROVE THE SEPTEMBER 7, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: July 6, 2023

MOTION TO APPROVE MINUTES:

Commissioner Spoden made a motion to approve the minutes from the July 6, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Vice Chairman O'Connor and the motion passes.

THE MINUTES FROM THE JULY 6, 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. 20 Hawk Ridge Circle – Lafayette Academy
Special Use Permit**

Consideration of a request by Lisa Johnson – Amundsen Davis, LLC, applicant, on behalf of Lafayette Academy, Tenant, to construct temporary storm shelter units for the school.

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

Lisa Johnson with Amundsen Davis was present on behalf of Lafayette Academy. Ms. Johnson stated Lafayette Academy is going to occupy 20 Hawk Ridge Circle to be used for the operation of a primary and secondary school. This location will be for a limited time of approximately 3 years. It was noted that the City required the installation of temporary storm shelter structure for the safety of students and other occupants of Lafayette Academy. Ms. Johnson said the temporary storm shelters require a Special Use Permit. Site location for the proposed storm shelter structure and the required landscaping were discussed. She asked that the staff's recommendation for additional landscaping to be placed to fill gaps that may exist in the existing buffers is an expense the applicant should not encumber for temporary structures of 3 years. She also noted trees will not help with screening unless they are full size which is an expense that should not be required of the applicant. Smaller trees will not provide adequate screening. Ms. Johnson noted that the ivy placed on the lattice will help with further screening of the storm shelter structure. Ms. Johnson stated the applicant is proposing construction of attractive storm shelter structures with landscaping placed around to screen from the residential lots, and unless there is a weather event, there will be no activity at the storm shelters. Ms. Johnson said approval is requested for a special use permit.

Andrew Stanislav, Director of Community Development, stated he had no additional comments regarding the 8 conditions stipulated in the staff report.

Beth Carr, 291 Kerstyn Dr. – 63385, stated she was in favor of the storm shelters noting that her two daughters attend the school and are given an excellent education.

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Kayla Harris, 31899 Tea Olive Dr, Foristell, MO 63348, stated she was in favor of the requested special use permit for the storm shelters.

Jackie Schauer, 2143 Hawks Landing Dr, stated she opposed the landscaping and was in favor of the school. She noted that the storm shelter structures would be visible from the surrounding residential homes.

Kisha Hopkins, 102 Matthews Dr, Wentzville, MO, stated they were parents of Lafayette Academy and in favor of the storm shelter structures. She was in favor of the new location and the school's foundation for the learning of children.

Katy McKinney, 1566 Sneak Rd, Foristell, MO 63348, is the founder of Lafayette Academy and asked that the special use permit application be approved. She stated they are a non-profit private K-12 school. Ms. McKinney said their teaching is dedicated to classical education and promoting superior educational results. She noted they teach children how to think not what to think by providing a world-class academic program.

Public Hearing closed.

The Commission discussed the landscaping.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the application for a 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 APPLICATION FOR A 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. Orf Road – Self-Storage Facility

Zoning Map Amendment, Site Plan Major, Special Use Permit, Minor Adjustment

Consideration of a request by Brady Miller – Be Excellent, LLC, applicant, on behalf of Randy Aselage, property owner, to establish zoning of 6800 Lake Saint Louis Blvd upon annexation to C1 – Commercial 1 and construction of the total 5.2 acres into a self-storage facility totaling 102,610 square feet and other site improvements.

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Chairman Buell asked if this item had been requested to be tabled?

Andrew Stanislav, Director of Community Development, stated the applicant requested this item be tabled until the October 5, 2023, meeting.

MOTION TO TABLE:

Vice Chairman O'Connor made a motion to table the Zoning Map Amendment, Site Plan Major, Special Use Permit, and Minor Adjustment applications for a Self-Storage Facility. The motion was seconded by Commissioner Ferrett. The motion passes.

MOTION TO TABLE THE ZONING MAP AMENDMENT, SITE PLAN MAJOR, SPECIAL USE PERMIT, AND MINOR ADJUSTMENT APPLICATIONS FOR A SELF-STORAGE FACILITY 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 6:40 p.m.

Approved

Brenda Cueller
Recording Secretary of the meeting