

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 5, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, October 5, 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, Brian McKinney, Ken Spoden, Judith Westermann, and Mayor Jason Law. Absent: Commissioner Glen Heiman, Alderman Sandy Grassmuck. Also present: Andrew Stanislav, Director of Community Development, and Brenda Cueller, acting as recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Vice Chairman O'Connor made a motion to approve the October 5, 2023, regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO APPROVE THE OCTOBER 5, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: September 7, 2023

MOTION TO APPROVE MINUTES:

Vice Chairman O'Connor made a motion to approve the minutes from the September 7, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Spoden and the motion passes.

THE MINUTES FROM THE SEPTEMBER 7, 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:

1. 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.

MOTION TO REMOVE FROM TABLED:

Commissioner Westermann made a motion to remove the Zoning Map Amendment, Site Plan Major, Special Use Permit, Minor Adjustment for the Self-Storage Facility off Orf Road from tabled. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO REMOVE THE ZONING MAP AMENDMENT, SITE PLAN MAJOR, SPECIAL USE PERMIT, MINOR ADJUSTMENT FOR THE SELF-STORAGE FACILITY OFF ORF ROAD FROM TABLED IS HEREBY APPROVED, AS NOTED ABOVE.

Dan Thies stated the following people were present: Brady Miller, applicant with Be Excellent, LLC; Randy Aselage, owner, and S. J. Hollander, Architect. He noted the project site was 5 acres and at the intersection of Orf Road and Hawk Ridge Trail. Mr. Thies stated the current use was outdoor storage and the proposed use is a self-storage facility totaling 102,610 square feet with 662 total self-storage units with 423 units fully enclosed and accessible from the interior of the 4 main buildings. There will be 239 drive-up accessible units within the complex that will have roll-up doors facing the interior of the property. There will be 107 units out of the 239 which will create a screen from public view. It was noted that some of the units were climate controlled. It was noted that the development will be gated and have live-feed cameras. The site plan was displayed and discussed noting there will be an office, 7 parking spaces, and a landscape buffer.

Randy Aselage, property owner, stated how he acquired the property and allowed use of the site.

Jackie Schauer, 2143 Hawks Landing Dr, stated her opposition to the

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storage units.

The Commission discussed the proposed project.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the applications for zoning map amendment, special use permit, major site plan, and minor adjustment 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 ZONING MAP AMENDMENT, SPECIAL USE PERMIT, MAJOR SITE PLAN, AND MINOR ADJUSTMENT TO THE BOARD OF ALDERMEN WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC HEARING – NEW BUSINESS:

No new business, the meeting continued.

OTHER BUSINESS:

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 6:25 p.m.

Approved

Brenda Cueller
Recording Secretary of the meeting