

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 7, 2021**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, October 7, 2021, 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, and Karen Vennard, President of the Board of Aldermen, sitting in for Mayor Jason Law. Absent: Commissioner Glen Heiman, Commissioner Ken Spoden, Commissioner Judith Westermann, Alderman Tom Mispagel, and Mayor Jason Law. Also present: Louis Clayton, Director of Community Development, Brian Schanuel, Senior Project Manager, and Brenda Cueller, acting as recording secretary.

**APPROVAL OF AGENDA:**

**MOTION TO APPROVE AGENDA:**

Commissioner Ferrett made a motion to approve the October 7, 2021, regular meeting agenda. The motion was seconded by Vice Chairman O'Connor and the motion passes.

**MOTION TO APPROVE THE OCTOBER 7, 2021, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES:** September 2, 2021

**MOTION TO APPROVE MINUTES:**

Commissioner Ferrett made a motion to approve the minutes from the September 2, 2021, 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 SEPTEMBER 2, 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. 7 Freymuth Road – Founders Park**

Major Site Plan

Consideration of a request by Darren Noelken, Director of Parks and Recreation, applicant, on behalf of the City of Lake Saint Louis, owner, for the expansion of an existing parking lot in Founders Park to provide 22 new parking spaces.

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

Darren Noelken, Director of Parks and Recreation, stated they were moving forward with the funding received for the project at Founders Park to create a one-way flow in the parking area to eliminate congestion and add 24 parking spots. Mr. Noelken discussed the project noting the addition of 6” concrete curbs and inlets. He said the existing tree stand will stay and the westside walking path will be relocated. He noted this will have a big impact for future games held at the park.

Louis Clayton, Director of Community Development, stated the development is not expected to create significantly adverse impacts to surrounding properties. Mr. Clayton said the development complies with applicable standards of the Municipal Code and satisfies the applicable review criteria for a major site plan application. He recommends approval of the application for major site plan as submitted.

The Commission discussed the changes being made at the park.

Public Hearing closed.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner Ferrett made a motion to recommend approval of the application for major site plan to the Board of Aldermen as submitted. The motion was seconded by Vice Chairman O'Connor and approved.

MOTION TO APPROVE THE APPLICATION FOR MAJOR SITE PLAN TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

**2. 6770 Lake Saint Louis Boulevard – Aventura at Hawk Ridge**  
Major Site Plan, Minor Adjustment

Consideration of a request by Above All Development, LLC for Aventura at Hawks Ridge, applicant, on behalf of William and Victoria Kuhlmann, owners, for the construction of 144 dwelling units in five multi-unit buildings and related site improvements to be known as Aventura at Hawk Ridge.

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

Jeff McCurdy, partner, showed a presentation of the proposed development of 144 dwelling units in 5 multi-unit buildings three stories tall. The unit size ranges from 8,168 square feet to 15,394 square feet. Mr. McCurdy said they are donating 2.086 acres for their parkland dedication. The presentation discussed amenities, access and mobility, parking, landscaping, lighting, and building design.

Louis Clayton, Director of Community Development, stated the zoning is R6 which had changed in February 2021 and multi-units are allowed. He noted the development meets the dimensional standards. The development will have full access from Hawk Ridge Trail and a secondary emergency access recommended by Public Works. The proposed emergency access will be at Lake Saint Louis Boulevard via a new curb cut and gravel driveway. Mr. Clayton stated driveway materials are not specifically addressed in the Municipal Code but off-street parking lots shall be surfaced either by asphalt or concrete. The applicant included with his application a minor adjustment requesting the Board of Aldermen waive the requirements of concrete or asphalt to be used to build the

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driveway. Mr. Clayton stated staff will not support the request for the minor adjustment and recommends the driveway be paved in accordance with Section 425.190.C.1.b of the Municipal Code. He said parking, stormwater management, lighting, and landscaping for the development comply with Code requirements. Mr. Clayton said staff recommends approval of the application for major site plan with the following conditions:

1. Prior to the issuance of permits for construction or site development, a subdivision plat shall be approved by the City and recorded with St. Charles County.
2. The parkland dedication shall be offered by the applicant and accepted by ordinance by the Board of Aldermen prior to the completion of the project.
3. The secondary access from Lake Saint Louis Boulevard shall be paved in accordance with Section 425.190.C.1.b of the Municipal Code.
4. The City's Arborist shall visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

Mr. Clayton stated staff recommends denial of the application for minor adjustment.

The Commission discussed access to the site.

Cheryl Hill, 5714 Lake Saint Louis Blvd, stated she had concerns regarding access to the site and stormwater runoff.

Public Hearing Closed.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner Ferrett made a motion to recommend approval of the application for major site plan with the conditions listed in the Community Development Director's staff report, and denial of the application for minor adjustment. The motion was seconded by Vice Chairman O'Connor and approved.

MOTION TO APPROVE THE APPLICATION FOR MAJOR SITE PLAN WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT, AND DENIAL OF THE APPLICATION FOR MINOR ADJUSTMENT IS HEREBY APPROVED, AS NOTED ABOVE.

**3. 100 Big River Drive – The Waterways of Lake Saint Louis**  
Major Site Plan

Consideration of a request by Joe Scott Jr. - Scott Brothers Investment Corporation, applicant/owner, for the construction of 48 dwelling units in six multi-unit buildings, 24 detached houses, and related site improvements in The Waterways of Lake Saint Louis Phase Two-B.

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

Doug Tiemann, Pickett Ray & Silver, said he was representing Joe Scott Jr. regarding the final phase of The Waterways of Lake Saint Louis. He stated there are six multi-unit buildings with 8 dwelling units per building and 24 single-family rental homes. Mr. Tiemann discussed the building design of the homes and apartment units, parking, tree preservation and landscaping.

The Commission discussed building design, home rentals, and fence.

Mr. Clayton stated based on the information and materials provided by the applicant, staff recommends approval of the application for major site plan with the following conditions:

1. Provide more detail on the tree preservation plan regarding the location of the tree protection fencing and where root pruning is to occur.
2. The City's Arborist shall visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

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Public Hearing Closed.

**MOTION TO RECOMMEND APPROVAL:**

Commissioner Ferrett made a motion to recommend approval of the applications for major site plan 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 approved.

**MOTION TO APPROVE THE APPLICATION FOR MAJOR SITE PLAN WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.**

**OTHER BUSINESS:**

There being no other business, the meeting continued.

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

There being no discussion or comments, the meeting continued.

**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 7:30 p.m.

*Approved*

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Brenda Cueller  
Serving as recording secretary of the meeting