

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
MAY 7, 2018**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, May 7, 2018 at approximately 7:35 PM. The meeting was held at the Weldon Spring City Hall at 5401 Independence Road. The meeting was called to order by **Vice-Chairman Bob Henslee**.

ROLL CALL: The following Planning and Zoning members were present: **Commissioner Bob Henslee, Commissioner Larry Halbrook, Commissioner Tim Marstall, Commissioner Susan Hamminga, Commissioner Bill Nabholz, Commissioner Tom Castrop, Commissioner Mike Foster and Commissioner Mike Reiter**. Also present was **Don Lickliger**, Mayor of Weldon Spring and **Don Schwaab**, Alderman for Weldon Spring, **Todd Streiler**, City Planner and **Michael Padella**, City Administrator for the City of Weldon Spring.

PLEDGE OF ALLEGIANCE: All present stood for the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of the February 12, 2018 meeting were approved with no corrections or additions.

Commissioner Halbrook made a motion to approve the minutes and Mayor Lickliger seconded the motion. All others present voiced their approval of the minutes as written. A voice vote was taken; Commissioner Reiter and Commissioner Marstall abstained. The Motion passed.

CITIZEN COMMENTS: **Commissioner Bob Henslee** called for any Citizen's comments. **Rob Ritchey** representing Persimmon Woods Golf Course spoke briefly regarding the concerns of Persimmon Woods Golf Course and water runoff that is intruding on the golf course. **Mr. Ritchey** says that salt water runoff is coming from the off-City property (Citi Corp's) road salt storage facility. **Mr. Ritchey's** additional concern as well as Persimmon Woods' is with the proposed additional construction from Vanguard Apartments/Vogt Subdivision and the possibility of further water incursion downstream from the Vogt Subdivision. **Mayor Lickliger** told **Mr. Ritchey** that he would have the City Stormwater Manager get with **Mr. Ritchey** and review **Mr. Ritchey's** concerns as soon as possible. **Mr. Ritchey** then left the meeting due to a previous commitment.

REPORT OF THE BOARD OF ALDERMEN:

Alderman Don Schwaab reported on the last meeting of the Board of Aldermen. His report is attached to and incorporated herein with the Minutes of this date's Planning and Zoning Commission.

Commissioner Castrop asked **Alderman Schwaab** to clarify the remonstrance. **Alderman Schwaab** then stated that both he and **Alderman Janet Kolb** had been attending every St. Charles County meeting on this issue.

Commission at this point in time. **Mayor Lickliger** stated that even he had not seen the communications between the lawyers.

There was discussion about acreage being dedicated to the City, and the debate between land versus monetary compensation under Section 410.630 and how to work with the developer to give something in lieu of parkland. Discussion about "impact fees" was had.

Mr. Langdon says it is based on lots and this is a single lot, single owner. He went on to say that recreation isn't always ball fields and that they (Vanguard) are meeting the needs of the tenants. He asked if the Board was willing to accept their definition of recreation, and that they (Vanguard) have done everything they can.

Commissioner Henslee asked about Lot C. **Mr. Langdon** responded again that they do not own it.

Mayor Lickliger says he doesn't see how the land and dollars issue is going to be resolved at this meeting. He says the Board of Aldermen will resolve the dedication of the land.

Mr. Streiler says that the plat allows them to divide the property. The Plat is the issue that determines the use of the land. **Commissioner Reiter** asked if this was ever the case, and **Mayor Lickliger** replied that it was up to the Board of Aldermen.

Mayor Lickliger then said if there was no more discussion, then a recommendation needed to be made.

***Commissioner Foster** made a Motion to approve the Preliminary Plat conditioned upon the petitioner dedicating Lot C to the City based upon conformance with Section 410.630 and a positive finding of the criteria outlined in Section 405.355 and provided in items a-g of the Staff Report. **Mayor Lickliger** seconded the Motion. **Commissioner Henslee** called for a vote on the matter, and all voted in favor of the Motion. There were no nay votes, and no one abstained. The Motion passed.*

B.) SECTION PLAN – VOGT SUBDIVISION DISCUSSION/RECOMMENDATION

***Commissioner Foster** made a Motion to recommend approval of the Section Plan conditioned upon the petitioner dedicating Lot C to the City based upon conformance with Section 410.630 and a positive finding of the criteria outlined in Section 405.355 and provided in items a-g of the Staff Report. **Commissioner Nabholz** seconded the Motion. **Commissioner Henslee** then asked for a vote, and all voted in favor, none abstained and there were no nay votes. The Motion passed.*

Respectfully submitted,

Laura Brown, CCA
Deputy City Clerk