

**CITY OF WELDON SPRING  
PLANNING AND ZONING COMMISSION  
JULY 2, 2018**

**CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, July 2, 2018 at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall at 5401 Independence Road. The meeting was called to order by **Commissioner Larry Halbrook** in the absence of **Vice-Chairman Bob Henslee**.

**ROLL CALL:** The following Planning and Zoning members were present: **Commissioner Larry Halbrook, Commissioner Tim Marstall, Commissioner Bill Nabholz, Commissioner Tom Castrop, and Commissioner Mike Reiter**. Also present was **Don Lickliger**, Mayor of Weldon Spring and **Bill Hillmer**, Alderman for Weldon Spring, and **Todd Streiler**, City Planner.

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

**APPROVAL OF MINUTES:**

*Commissioner Nabholz made a motion to approve the minutes and Commissioner Halbrook seconded the motion. All others present voiced their approval of the minutes of the May 7, 2018 meeting as written. A voice vote was taken. The Motion passed. Minutes of the May 7, 2018 meeting were approved with no corrections or additions.*

**CITIZEN COMMENTS:** There were no members of the public present, therefore there were no comments heard.

**REPORT OF THE BOARD OF ALDERMEN:**

**Alderman Bill Hillmer** reported on the last meeting of the Board of Aldermen which was held last Thursday, June 28<sup>th</sup>. He noted that discussion on the Vanguard apartment issue took the entire time allotted for the Work Session, so there was no discussion on anything else. The Vanguard issue was again tabled but will be voted on at the July 10, 2018 meeting. The Board of Aldermen also approved 4 liquor licenses at this meeting.

**PUBLIC HEARING:** There was no public hearing.

**OLD BUSINESS:** There was no old business to discuss.

**NEW BUSINESS:**

**A.) Chapter 400 – City Code (Discussion/Recommendation)**

**Mayor Lickliger** asked about the changes to the Code. **Todd Streiler** went over the changes and had a discussion with **Commissioner Halbrook** about ARC guidelines.

**Mr. Streiler** said he retro-fitted our design and included dumpster coverings and rooftop

HVAC units in the latest version of the code revisions that was provided to the Commissioners as well as he highlighted the sections that had been changed.

**Commissioner Halbrook** asked **Mr. Streiler** about the designation of multi-family being moved to planned commercial. **Commissioner Halbrook** states ARC says multi family would have to be revised to planned commercial.

**Mr. Streiler** says he moved the regulations to the district that allows multifamily designation.

**Mayor Lickliger** said there are multi families in Whitmoor that are zoned planned residential.

There was discussion about single-story structures versus stacked levels, and did it then make it considered commercial.

**Mr. Streiler** said that the uses are defined discretely, and the land use table would not allow multi family. **Mr. Streiler** and **Alderman Hillmer** had a discussion about potential future apartments.

There was no further discussion, and **Mr. Streiler** asked for a favorable recommendation to recommend that the Board approve the current code.

***Commissioner Nabholz** made a motion to approve the current Code as Zoning Code, Land Use Table and Zoning map as presented at this meeting.*

***Commissioner Marstall** seconded the motion.*

***Commissioner Halbrook** then called for a vote on the motion. All present voted in favor of the motion; there were no votes against the motion and there were no abstentions. The motion passed.*

**B.) Nominations/Elections for the Following Positions:**

**Commissioner Halbrook** brought up that the Planning and Zoning commission has been without a Chairman for 4 months since Mike Mullins resigned, and that they really needed to elect someone this evening.

**Mayor Lickliger** nominated **Commissioner Halbrook** for Chairman of the Planning and Zoning Commission. **Commissioner Halbrook** respectfully declined the nomination, citing his chairmanship of the ARC and other responsibilities.

**Mayor Lickliger** then nominated **Commissioner Steve Crum** for Chairman of the Planning and Zoning Commission.

**Commissioner Halbrook** nominated **Commissioner Bob Henslee** as Vice-Chairman of the Planning and Zoning Commission.

**Commissioner Reiter** nominated **Commissioner Larry Halbrook** as Secretary of the Planning and Zoning Commission.

**Commissioner Halbrook** asked if there were any other nominations or volunteers; hearing none, he asked for a motion on the voting for the positions.

**Mayor Lickliger** made a motion to close the nominations, and **Commissioner Marstall** seconded the Motion.

*Commissioner Halbrook asked all in favor of each candidate to say Aye if they were in favor of the nominated candidates by a group vote for all the positions. All voted in favor of the candidates for the respective positions; there were no votes against, and there were no abstentions.*

The new elected officers of the Planning and Zoning Commission are:

**Chairman Commissioner Steve Crum**  
**Vice-Chairman Commissioner Bob Henslee**  
**Secretary Commissioner Larry Halbrook**

**WORK SESSION:** There was no work session.

**ADJOURNMENT:**

*Commissioner Nabholz made a Motion to adjourn the meeting. Commissioner Marstall seconded the Motion. All present voted in favor of adjournment. There were no nays or abstentions. The Motion passed*

**Commissioner Halbrook** closed the meeting at approximately 7:55 PM.

Respectfully submitted,

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Laura Brown, CCA  
Deputy City Clerk