

**CITY OF WELDON SPRING**  
**REGULAR MEETING OF THE PLANNING and ZONING COMMISSION**  
**SEPTEMBER 12, 2022**

**CALL TO ORDER:** The regular meeting of the Planning & Zoning Commission of the City of Weldon Spring was held on Monday September 12, 2022 at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. The meeting was called to order by **Chairman Tom Szilasi**.

**ROLL CALL AND DETERMINATION OF QUORUM:** The following Commissioners were present: **Commissioner Tom Castrop, Commissioner John Eash, Commissioner Larry Halbrook, Commissioner Tom Heyl, Commissioner Tim Marstall, Alderman Phil Martiszus, Mayor Don Licklider and Chairman Tom Szilasi**. A quorum was declared. **Commissioner Bill Nabholz** arrived after roll was taken.

Also present were City Planner Steve Lauer, City Administrator Michael Padella, and Deputy City Clerk Laura Brown.

**PLEDGE OF ALLEGIANCE:** All present stood, and **Chairman Szilasi** led all in the Pledge of Allegiance.

**APPROVAL OF MINUTES:** **Commissioner Halbrook** made a motion to approve the minutes of the June 6, 2022 meeting of the Planning and Zoning Commission. **Commissioner Marstall** seconded the motion and the motion passed by voice acclamation with 9 votes.

**BOARD OF ALDERMAN REPORT:** **Alderman Martiszus** reported that there were no significant changes to report. He did state that the PRAC will meet to review the pocket park later this month and it should be approved by the end of this calendar year.

**NEW BUSINESS:** **City Planner Steve Lauer** stated that with regards to the New Perspective of Weldon Spring project, they have adhered to the Area Plan and the Architectural Review Commission (ARC) approved the building and facilities on August 16, 2022.

**Chairman Szilasi** asked about monetary requirements of the project.

**City Administrator Padella** discussed the process of that approval.

**Chairman Szilasi** mentioned the entries of both the pocket park and the New Perspective facility should be at the same location on opposite side of Siedentop Road to facilitate ease of access to both. He asked about the dog park and whether residents of the New Perspective facility would be allowed to have pets, and the answer was yes that they would.

**Commissioner Halbrook** discussed ARC findings of added drainage and lights at the facility, and the colors and materials of the structure, as well as the properties of the proposed retaining

wall. As to the dog park, **Commissioner Halbrook** and **City Planner Lauer** discussed the lighting for the dog park at night.

**Alderman Martiszus** directed a question to **City Planner Lauer** regarding the depth of the proposed retention pond at the New Perspective facility and his feelings on the retention pond is that it should be fenced in for safety reasons.

After discussion, **Mayor Lickliger** made a motion to approve the New Perspective of Weldon Spring Final Development Plan. **Commissioner Halbrook** seconded the motion. A roll call vote was taken, and the **motion passed** as follows:

**Commissioners Eash, Halbrook, Heyl, Marstall, Nabholz** and **Mayor Lickliger** voted aye. **Commissioner Castrop, Alderman Martiszus** and **Chairman Szilasi** voted no. **Commissioners Foster** and **Reiter** were absent.

**City Planner Lauer** reported on his review of the Staff Report on the Scrubbles Car Wash proposal. **Mr. Lauer** states that the project is in accordance with the Parks and Greenways plan, giving a 10-foot easement for a trail. A deeded agreement will be needed with the property owners of Lot 1 for the use of the detention basin. **Mr. Lauer** said that the title should be Major Site Plan, not Preliminary Site Plan.

Applicant Larry Walker with BAX Engineering spoke on the Scrubbles Car Wash project. He discussed many aspects of the project including the size of the lot (1.393 acres) which is zoned General Commercial and the size of the building at 4,095 square feet. He outlined the parking for customers as well as employees, the vacuum stalls, peak traffic hours and hours of operation, which are 8 AM to 8 PM, 7 days per week.

Todd Buckner, president of Scrubbles then spoke to the Commissioners. He says this will not be a “full service” car wash, it is considered an “express wash” that is, drivers will stay in their cars and drive thru the tunnel as their cars are washed. There will be 8 full time employees with 2 shifts. Mr. Buckner stated that there are six locations in total in the area. The car wash is a membership operation with the members having the option of multiple operations to choose to drive thru in the St. Charles County area.

**Mayor Lickliger** asked Mr. Buckner about the water being used. Mr. Buckner claims that the wastewater is reclaimed and re-used until it is unusable and then either evaporates or is discharged to the sewer system.

**Commissioner Halbrook** asked how long it will take to build the facility and Mr. Buckner stated that, weather permitting, it should be about 6 months to complete the project.

A letter from Duckett Creek Sanitary District was read which stated that approval would be required by them to develop this site and convey wastewater to Duckett Creek’s facilities.

**Commissioner Halbrook** asked about the type of lights used and how long the lights would be left on. Mr. Buckner stated that the lights under the vacuum canopy would go out at 10:00 PM and the parking lot lights illuminating the rest of the facility would go off at midnight.

**Chairman Szilasi** discussed the prior annexation of this plat of ground in the City.

After further discussion, **Mayor Lickliger** made a motion to approve the major site plan. **Commissioner Nabholz** seconded the motion.

A roll call vote was taken, and **the motion passed** as follows:

**Commissioners Castrop, Eash, Heyl, Marstall, Nabholz, Alderman Martiszus** and **Mayor Lickliger** all voted aye.

**Commissioner Halbrook** abstained.

**Chairman Szilasi** voted no.

**Election of Officers:** **Chairman Szilasi** indicated that he would continue as the Chairman if re-elected. Discussion was held as to whether anyone else desired the positions of either Chairman or Vice-Chairman. **Commissioner Eash** nominated **Chairman Szilasi**; **Commissioner Nabholz** seconded the nomination. **Chairman Szilasi** asked **Commissioner Halbrook** if he wished to continue as Vice-Chairman and **Commissioner Halbrook** said that he would. A voice vote was taken and both **Commissioners Szilasi and Halbrook** were re-elected by acclamation.

**ADJOURNMENT:** **Commissioner Nabholz** moved to adjourn the meeting and **Commissioner Marstall** seconded the motion. The motion carried by acclamation and the meeting was adjourned at approximately 8:08 PM.

Respectfully submitted,

**DRAFT ONLY!!!**

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Laura Brown, CCA  
Deputy City Clerk