

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
MAY 6, 2019**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, May 6, 2019 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 Mayor Licklider.

ROLL CALL: The following Planning and Zoning members were present:

Commissioner John Eash	Commissioner Larry Halbrook
Commissioner Tim Marstall	Commissioner Bill Nabholz
Commissioner Tom Szilasi	Mayor Donald Licklider

Commissioners Tom Castrop, Steve Crum, Mike Foster, and Mike Reiter were absent. Alderman Hillmer was also absent.

Also, present was Bill Hanks (City Clerk) and Todd Streiler (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Commissioner Nabholz made a motion to approve the October 1, 2018, minutes as written, seconded by Commissioner Halbrook. The motion passed with 3 ayes. Commissioners Eash, Marstall, and Szillasi abstained from voting.

CITIZEN COMMENTS: There were no public comments at this time.

REPORT OF THE BOARD OF ALDERMEN: Mayor Licklider gave a brief report from the Board of Aldermen.

PUBLIC HEARING: Mayor Licklider opened the public hearing for a conditional use permit for the 94 Bait, LLC, at 7:33 PM. Mr. Streiler told the Commissioner that 94 Bait, LLC, (doing business as The Bait Shop) needed a conditional use permit because the business is within 750 feet of a church and the floor plan indicates that over 50% products would be vapor products.

Mr. Trey Sanders (Attorney for 94 Bait, LLC) introduced Lynn Cotton (Petitioner) and Matthew Massey (Business Owner). Mr. Sanders stated that the nature of the business is to sell vapor products and live bait. He stated that his clients have no association with the previous owners. He understands why the community would have concerns about the location. Mr. Cotton added that "The Bait Shop" would be the 5th store that the owners would own in the St. Louis area and the owners have no desire to ever sell any illegal products.

Bettie Yahn-Kramer (6312 Weldon Spring Road) spoke against condition use permit. She fears that vapor products are a major health risk for the youth. She believes that vapor products and bait is an odd mix of sales.

Mayor Licklider closed the public hearing at 7:43 PM.

Mr. Sanders asked the Planning & Zoning Commission to table any vote or discussion for the 94 Bait, LLC, conditional use permit until the next Planning & Zoning meeting. After a brief discussion, this topic was tabled. For procedural purposes, the 90-day window did not begin because Planning & Zoning did take time at this meeting to review the application.

NEW BUSINESS:

820 O’Fallon Road Site Plan: Mr. Dan Bogaski, from Heideman & Associates, Inc., gave a brief presentation. He stated that the site will be manufacturing parts for water treatment facilities, mainly welding and fabrication. Commissioner Szilasi asked questions about order and noise control as well as the hours of operation.

A brief discussion about some sort of retaining wall on top or around the existing concrete wall for safety concerns took place.

Commissioner Szilazi made a motion to recommend the 820 O’Fallon Road Site Plan for approval with the condition that some type of retaining wall be built on or around the existing concrete wall for safety reasons, seconded by Commissioner Eash. The motion passed with 5 ayes. Commissioners Halbrook abstained from voting.

Election of Officers: Commissioner Halbrook made a motion to appoint Commissioner Szilasi to serve as Chairman, seconded by Commissioner Nabholz. The motion passed with 6 ayes.

Chairman Szilasi made a motion to appoint Commissioner Halbrook to serve as Vice-Chairman, seconded by Commissioner Marstall. The motion passed with 6 ayes.

Commissioner Nabholz made a motion to appoint Commissioner Eash to serve as Secretary, seconded by Commissioner Marstall. The motion passed with 6 ayes.

ADJOURNMENT: Commissioner Nabholz made a motion to adjourn the meeting at 8:02 PM, seconded by Commissioner Marstall. The motion passed with 6 ayes.

Respectfully submitted,

William C. Hanks
City Clerk