

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
JUNE 6, 2022**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, June 6, 2022, 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 Szilasi.

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

Commissioner Castrop	Commissioner Heyl
Commissioner Marstall	Commissioner Nabholz
Commissioner Reiter	Alderman Martiszus
Mayor Licklider	Chairman Szilasi

Commissioners Each, Foster and Halbrook were absent. A quorum is present.

Also, present was Bill Hanks (City Clerk), and Steve Lauer (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Commissioner Nabholz made a motion to approve the May 2, 2022, regular meeting minutes as written, seconded by Commissioner Maristall. The motion passed with 8 ayes.

Commissioner Nabholz made a motion to approve the May 4, 2022, special meeting (at Persimmon Woods Golf Course) minutes as written, seconded by Commissioner Maristall. The motion passed with 8 ayes.

BOARD REPORT:

Alderman Martiszus updated the commissioners on the Board of Aldermen progress with the strategic planning. Chairman Szilasi asked Mayor Licklider about any recent developments around the City. Mayor Licklider stated there are no significant inquiries to report at this time.

NEW BUSINESS:

Conditional Use Permit & Area Plan Discussion – “New Perspective of Weldon Spring” (Nursing & Residential Care Facility): Chris Buday, from the Boldt Company, stated that some changes were made to alleviate some of the concerns raised by Benjamin Kent, with Persimmon Woods. Mr. Buday indicated the two major changes were the height of the building was lowered to 45 feet and the size of the detention basin was increased to address possible runoff from the development. Alderman Martiszus asked about the HVAC units and the roof. Mr. Buday indicated the roof was a hip roof design.

Chairman Szilasi voiced his concern about the footprint and the density of the development. He added that he was not opposed to the land use or the traffic created from the development. A lengthy discussion took place

Next, Chairman Szilasi was concerned about the height of the retaining wall on the west side of the development, which sparked another lengthy conversation.

There were conversations about the grading, the elevation height difference between the sidewalk and building, and the parking spaces next to Siedentop Road.

Mr. Buday stated that no trees were being removed between the development and the golf course. He added that elevations cross section done by the engineer shows that the height of the building is in fact at a lower level than the Persimmon Woods Clubhouse and the existing tree line between the golf course and the proposed New Perspective of Weldon Spring development. A brief discussion took place.

Mayor Licklider asked Steve Lauer, City Planner, if the development complied with all the City Codes and Mr. Lauer said yes. Mr. Lauer added that the entire development has 55% greenspace, and the municipal code requires only 35%. A brief discussion took place.

Mr. Lauer added that there were only two comments submitted to the City on the Conditional Use Permit (CUP) application and one of the two comments were supportive for the project.

At this point, Chairman Szilasi allowed Benjamin Kent, from Persimmon Woods, to speak because he turned in a speaker card prior to the meeting. Mr. Kent stated he had two questions for the developers, which were about the potential stormwater runoff and line of sight issue.

Doug Tiemann, from CEC Engineering, stated the size of the detention basin is larger than it needs to be for this development and the elevations would not be an issue with the line of sight from the 18th hole.

Mayor Licklider made a motion to recommend approval of the Conditional Use Permit for New Perspective of Weldon Spring based on the recommendation given on the Staff Report, seconded by Commissioner Nabholz. On a roll call vote, the **motion passed** as follows:

Commissioners Heyl, Marstall, Nabholz, Reiter, and Mayor Licklider voted aye and Commissioner Castrop, Alderman Martizsus, and Chairman Szilasi voted no. Commission Eash, Foster, and Halbrook were absent.

Area Plan Discussion – “New Perspective of Weldon Spring” (Nursing & Residential Care Facility): Mr. Lauer briefly summarized the Area Plan and indicated that the final plan needs to be reviewed by the Planning & Zoning Commission.

Chairman Szilasi wanted the developer to understand the process for the money in lieu of land donation and that it would be determined by the Board of Aldermen based on an independent appraisal. Mr. Buday stated that he had a conversation with Mr. Lauer last Friday and agrees with the process.

Mayor Licklider made a motion to recommend approval of the Area Plan for New Perspective of Weldon Spring, seconded by Commissioner Maristall. On a roll call vote, the **motion passed** as follows:

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

ADJOURNMENT: Commissioner Nabholz made a motion to adjourn the meeting at 8:57 PM, seconded by Commissioner Castrop. The motion passed with 8 ayes.

Respectfully submitted,

William C. Hanks
City Clerk