

Conceptual/Sketch Plan Review Meeting Notes
Weldon Spring City Hall
5401 Independence Rd.
Weldon Spring, MO 63304
636-441-2110

Project Name: New Perspective of Weldon Spring

Project Location: 400 Siedentop Road

Conceptual Review Meeting Date: March 16, 2022
Time: 9:00 AM – 11:00 AM

In attendance:

Don Licklider – Mayor of Weldon Spring
Michael Padella – City Administrator
Tom Szilasi – Weldon Spring Planning & Zoning
John Eash – Weldon Spring Planning & Zoning
Larry Halbrook – Weldon Spring Planning & Zoning
Andy Clutter – Weldon Spring Board of Aldermen
Phil Martiszus – Weldon Spring Board of Aldermen
Tom Yeager – Weldon Spring Board of Aldermen
Bill Schnell – Weldon Spring City Engineer
Steve Lauer – City Planner
Doug Tiemann – CEC Engineers
Brian Colby – Iconica
Jeremy Frommelt - Iconica
Benjamin Kent – Persimmon Woods Golf Club/Adjacent Landowner
Matt Jaspering – MAWC
Mike Merkt – Duckett Creek Sanitary District
Mony Rawlings – Duckett Creek Sanitary District
Chris Buday - Weldon Springs [sic] RE LLC
Phil Clemons – Faith Church, Adjacent landowner

Property Details:

Current Zoning – PC, Planned Commercial Gross Acreage – 6.98
Current Land Use - vacant Future Land Use Map Designation – Old Town
Proposed Land Use – Nursing and Residential Care Facility

Meeting Summary:

Tom Szilasi called the meeting to order at approximately 9:00 AM. Mr. Szilasi recognized the members present and mentioned the adjacent property owners, Faith Church, Trace Apartments, Persimmon Woods Golf Club, Larry Nesslage, and the

Grace Reynolds Trust. The applicant was represented by Chris Buday and one member online, Faeq Hussain.

Mr. Szilasi turned the meeting over to Steve Lauer, City Planner. Mr. Lauer welcomed attendees and passed around a sign-in sheet. Mr. Lauer stated the site and proposed development would encompass 6.98 acres. The project name is known as New Perspective of Weldon Spring. The zoning is PC, Planned Commercial and it will be considered a nursing and residential care facility. Mr. Lauer stated that a Conditional Use Permit and area plan would need to go to the Planning and Zoning Commission and the Board of Aldermen for approval.

Chris Buday with Bolt Capital was introduced and gave his presentation. Weldon Springs LLC (WSLLC) will ultimately own the building. This would be their 30th community. Their ultimate goal is to own and operate communities from Wisconsin to Florida. Mr. Buday further stated that they own all their properties and will not “flip” these properties to another owner.

There are 131 units proposed in the new buildings; one building is three stories and the other one is a single level. There will be three levels of care in the facility: independent living, assisted living and memory care. Mr. Buday stated the company’s idea was one of “aging in place” and not having to move if the person’s needs changed as they became older and needed a greater level of care. He stated that New Perspective has their background in food service and the center would be known as New Perspective of Weldon Spring. The facility would have amenities including a library, movie theater, patio areas, large grass park area, facilities for large groups to meet, and a dog walk area. Mr. Buday said that they encourage residents to have pets.

The 2 parcels contain almost 7 acres and is bisected by Duckett Creek Sanitary Sewer lines. They plan for paved walking trails which would be ADA compliant and border a retention pond for water control.

Mayor Licklider asked about the “triangle” area of the property and Mr. Szilasi asked if the developers would “clean it up” and Mr. Buday said they would if the City wished it.

Mr. Szilasi asked about backfilling of the area as it is of different elevations. Mr. Buday stated that the area would be leveled, and the building would be on a slab with no basement. There would be a water retention pond as Mr. Kent representing the Golf Club expressed concerns about water problems from runoff in prior years adjacent to the site. Mr. Buday also indicated that WSLLC is interviewing builders but has not yet chosen one for this project. He further stated that he wants input from the City on the architectural design of the buildings.

Mr. Halbrook then said, “I’m your architectural guy!” Mr. Halbrook asked about the location of the dumpsters and roadway thru the complex.

Mr. Lauer stated that under City ordinance, there had to be 35% green space in the project and Mr. Buday said that would be no problem.

Mr. Szilasi asked to see photographs of WSLLC's other projects. Mr. Buday said that the most recent project was in Danville, Indiana, and was the latest of these facilities to be built. It is called New Perspective of Danville. Mr. Szilasi asked of the 30 properties, how many were built by WSLLC. The answer was 7 were built by them, and the other properties were acquired later. Mr. Martiszus asked to see photos of the older properties.

The meeting was recessed at approximately 9:20 AM to go to the proposed job site.

9:40 AM at the proposed job site

All present at the meeting at City Hall were on site with exception of Mayor Licklider and City Administrator Padella. Pastor Phil Clemons from the Faith Church joined the group at the site.

Mr. Buday outlined where the proposed buildings would be located; he showed where the dining area would be in the 3-story building ('where the pile of hay in the field is now') and the center courtyard specifically designed for the memory care residents and stated that their safety was a primary concern while they were outdoors. He discussed slope and the second cut for ingress and egress. He believes the site is relatively balanced but if there is a need for it, fill may be brought in.

Mr. Szilasi asked about plans for the "triangle" area. Mr. Buday stated that they had no plans for it. City Engineer Bill Schnell said that the United States Army Corps of Engineers (USACE) has jurisdiction over the area as it is a blue line creek. No grading or disturbance to the creek should be proposed.

Discussion on the City's property across the street from the proposed job site was held. The City owns the area and has a "pocket park" planned for the area but nothing in concrete is planned at this time. Mr. Kent discussed runoff from the proposed construction area and reported that during heavy rain events, water builds up on the golf course.

City Engineer Schnell discussed invasive, non-native species of vegetation that should be addressed if the "triangle" area is to be cleaned up, such as bush honeysuckle and wild pear trees could be removed.

Mr. Szilasi asked what the WSLLC's time frame for construction would be estimated to be, and Mr. Buday said approximately 12 to 15 months, barring construction material and labor shortages which may affect the time for completion.

The Duckett Creek easement was discussed, and Mr. Halbrook asked if any berms were being considered near the Duckett Creek easement. Mr. Buday replied they were not considering berms at this time.

Mr. Buday was asked about building material for the project and he responded that “we shy away from 100% brick” and stated that the Trace Apartments are a mix of materials along the lines of what they use. Mr. Szilasi stated the City would not allow “rectangle boxes clad in vinyl. Mr. Buday stated that they do not use vinyl siding.

Mr. Martiszus discussed the pocket park spaces, potentially for pickleball or other uses that could be available for the use of the residents of the property.

The outdoor meeting at the proposed job site then concluded to meet back at City Hall.

Meeting reconvened at City Hall at approximately 10:25 AM.

Mr. Kent spoke on two concerns of Persimmon Woods Golf Club’s; one was water as mentioned earlier and the flow onto the course. The flooding concern was a significant expense to the Golf Club in the past. Mr. Kent had walked to the edge of the proposed job site when out there and realized that there was more space between the properties than he first thought.

The second concern was the three-story building itself. Persimmon Woods was rated 5th best private golf club in the State and it is because of its layout. It is rated up with Old Warson and Bellerive due to its unspoiled views. They only have adjacent homes on the 3, 4, 5, 6, 14 and 17th holes; their concern is at the 18th hole how will seeing a 3-story building affect the player’s golf experience at the end of the round.

Mayor Licklider spoke of the size of Persimmon Woods at being nearly 200 acres for one 18-hole golf course. Mr. Szilasi stated that the City would pay particular attention to their common property lines.

Mr. Lauer asked if there were any further questions.

Mr. Szilasi reiterated that he wished to see pictures of the 7 other facilities that they had built. He wants the “triangle” area to be more visually attractive and referred that to City Engineer Schnell. Mr. Szilasi stated that the “triangle” area will become more visually important.

Mr. Halbrook discussed parking and overflow parking in the pocket park across the street from the facility. He said that the curb cuts needed to be across from each other for ease of traffic between the two. The City already has a site plan for this pocket park, according to City Administrator Padella.

Mr. Szilasi asked again about the finish material for the project and was assured that there would be no vinyl anywhere; they will use cultured stone, brick, and hardie board

siding in different colors. Mr. Szilasi stated that from a Planning & Zoning standpoint, he would encourage them to be as architecturally creative as possible. He said, "be a good neighbor in Weldon Spring" and Mr. Buday replied, "we are on the same page".

Mr. Buday discussed the private dining room for independent living residents, assisted living residents and their families for functions and parties; there will also be a pub where dinner and drinks can be served.

City Engineer Schnell stated there will need to be a traffic study for peak hours and stated that the curb cuts need to align with the park. Mr. Halbrook said the pocket park needed to have handicap access to accommodate those needing wheelchair access.

The meeting was adjourned at approximately 11:00 AM

Respectfully submitted,

/s/ Laura Brown CCA