

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
AUGUST 2, 2021**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, August 2, 2021, 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 Eash	Commissioner Castrop
Commissioner Foster	Commissioner Halbrook
Commissioner Marstall	Commissioner Reiter
Chairman Szilasi	Alderman Martiszus
Mayor Licklider	

Commissioners Heyl and Nabholz and were absent. Also, present was Michael Padella (City Administrator), Bill Hanks (City Clerk), and Steve Lauer (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Commissioner Eash made a motion to approve the June 3, 2019, minutes as written, seconded by Commissioner Halbrook. The **motion carried** with 9 ayes.

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

REPORT OF THE BOARD OF ALDERMEN: Alderman Martiszus gave an update on Weldon Spring Park Trail Expansion Plan and the Park Master Plan. In addition, Alderman Martiszus mentioned the recent site improvements to 6301 Weldon Spring Road and the planning process for Lot C, located on Siedentop Road.

PUBLIC HEARING:

Consideration of a Conditional Use Permit for “Arch Nemesis Brewing” for the purpose of allowing a “Bar, Tavern, or Lounge” – (Microbrewery) at 5940 S. Highway 94: Chairman Szilasi opened the Public Hearing. There were no public comments. Chairman Szilasi closed the Public Hearing.

Chairman Szilasi told the Board that the applicant withdrew his application for a Conditional Use Permit (CUP) so no decision or discussion is needed on this topic.

Consideration Municipal Code Changes in Chapter 400 pertaining to Shipping Containers, Senior Housing, Boundary Adjustment Plat, Minor Subdivision, Reimbursement of Development and Review Cost, and Public Use Donation: Chairman Szilasi opened the Public Hearing. Chris Pflieger, owner of St. Louis Ball Bowlers, spoke about his concerns with

the code changes regarding shipping containers. Furthermore, he voiced his frustrations about the whole process and how City's staff handled his situation with his two shipping containers. He wanted to go through the whole draft Bill line by line, but Chairman Szilasi told him to stick to highlights and provide a summary of his concerns.

Chairman Szilasi closed the Public Hearing.

NEW BUSINESS:

Conditional Use Permit – “Arch Nemesis Brewing”: No action needed

Chapter 400 Zoning Code Change: Steve Lauer (City Planner) started the discussion by summarizing all the recommended code changes. There was a lengthy discussion about the language on shipping containers with an emphasis on the appearance component, storing hazardous materials, anchoring, and screening. A few Commissioners wanted to remove the anchoring requirement, as well as painting the shipping container the same color as the building requirement. It was suggested that painting should only be required in those areas of existing shipping containers that have rust, corrosion, or graffiti on them. It was recommended that the Cottleville Fire Department get involved by checking the current shipping containers to make sure that they are not blocking any of the ingress or egress traffic flow in the Prairieview Industrial Park and that they do not contain any hazardous materials. The discussion turned to the current shipping containers and the possibility of a “grandfather” clause. It was also mentioned screening is needed if the shipping containers are adjacent to residential zoned areas. After the discussion, it was decided that this topic would be tabled until the next Planning & Zoning Commission meeting in September so City staff would have time to make all the suggested changes to the proposed Bill.

ADJOURNMENT: Alderman Martiszus made a motion to adjourn the meeting at 9:12 PM, seconded by Chairman Szilasi. The motion passed with 7 ayes.

Respectfully submitted,

William C. Hanks
City Clerk