

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
NOVEMBER 4, 2024**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, November 4, 2024, 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 Chairman Szilasi.

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

Commissioner Foster	Mayor Licklider
Commissioner Marstall	Alderman Martiszus
Commissioner Wagner	Chairman Szilasi

Commissioner Busching, Commissioner Castrop, Commissioner Eash, Commissioner Heyl, and Commissioner Reiter were absent. A quorum is present.

Also, present were Don Stolberg (City Administrator), Bill Hanks (City Clerk), and Steve Lauer (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Commissioner Wagner made a motion to approve the August 5, 2024, Planning & Zoning Commission meeting minutes as submitted, seconded by Commissioner Marstall. The **motion carried** with 6 ayes.

VISTOR’S/PUBLIC COMMENT:

There were no Visitor’s/Public Comments at this time.

BOARD REPORT:

Alderman Martiszus state the Board of Aldermen recently had a strategic planning session and the top three priorities for the City are improvements to the lake at Weldon Spring City Park, a Comprehensive Plan update for the City, and improvements to “back” Wolfrum Road to improve safety.

PRESENTATION:

450 Technology Drive Conditional Use Permit & Site Plan: The presentation started with Mark Branstetter, from Panattoni Development Company, Inc., explaining, in detail, what is the intent of the proposed project and clear up any misconceptions about the proposal. Next, Steven Quigley, from the Clayton Engineering Group, showed the Planning & Zoning Commission renderings with elevations heights and the landscaping associated with the proposal.

Finally, Julie Nolfo, from the Lochmueller Group, summarized the traffic study and answered questions from the Commission.

There were questions about the height of the building, the roundabout, and Meadows Parkway.

PUBLIC HEARING:

Conditional Use Permit (CUP-2024-01) filed by Steve Quigley of “The Clayton Engineering Company,” (applicant) for Forty Nine Fifty, LLC, (owner) for the purpose of allowing a “light industrial use” (Flex Office/Warehouse) at 450 Technology Drive: Chairman Szilasi opened the public hearing at 8:02 PM. With no comments from the public, Chairman Szilasi closed the public hearing at 8:03 PM.

NEW BUSINESS:

Request for Conditional Use Permit (CUP-2024-01) for the purpose of allowing a “light industrial use” (Flex Office/Warehouse) at 450 Technology Drive: Mr. Lauer (City Planner) briefly summarized the staff report for the CUP request, which was in the Planning & Zoning Meeting Packet.

Chairman Szilasi raised questions about the traffic study and the number of parking spaces. A brief discussion took place. Furthermore, Chairman Szilasi was concerned about the frequency of trucks associated with the proposed development and the access points on Meadows Parkway and Technology Drive.

Mr. Branstetter stated that this was a speculative building, and development would never happen if the developer/City waits for tenants. Ms. Nolfo added that the traffic study satisfied the Missouri Department of Transportation’s (MoDOT) requirement.

Mayor Licklider asked Mr. Lauer (City Planner) if the proposed development satisfies the City’s parking requirements. Mr. Lauer stated that they met the parking requirements.

Mr. Barnstetter stated that they decided to apply for a Conditional Use Permit (CUP) before securing a tenant because they wanted the market to drive the development, and time is the essence in corporate America. Mayor Licklider stated that this site had been on the market for years. He added that the City granted approval for an office building about 10-12 years ago; however, the office building was never developed.

Commissioner Wagner made a motion to recommend approval of the Conditional Use Permit (CUP) with conditions, which was filed by Steve Quigley of “The Clayton Engineering Company,” (applicant) for Forty Nine Fifty, LLC, (owner), for the purpose of allowing a “light industrial use” (flex office/warehouse) at 450 Technology Drive. The motion was seconded by Commissioner Marstall. On a roll call vote, the **motion carried** as followed:

AYES: 4 – Commissioner Foster, Mayor Licklider, Commissioner Marstall,
Commissioner Wagner
NOES: 2 – Alderman Martiszus & Chairman Szilasi
ABSENT: 5 – Commissioner Busching, Commissioner Castrop, Commissioner Eash,
Commissioner Heyl, and Commissioner Reiter

Major Site Plan for Weldon Spring Pointe – 450 Technology Drive: Commissioner Wagner made a motion to recommend approval of the Major Site Plan for Weldon Spring Pointe, which is located at 450 Technology Drive. The motion was seconded by Commissioner Marstall. On a roll call vote, the **motion carried** as followed:

AYES: 4 – Commissioner Foster, Mayor Licklider, Commissioner Marstall,
Commissioner Wagner
NOES: 2 – Alderman Martiszus & Chairman Szilasi
ABSENT: 5 – Commissioner Busching, Commissioner Castrop, Commissioner Eash,
Commissioner Heyl, and Commissioner Reiter

ADJOURNMENT:

Commissioner Marstall made a motion to adjourn the meeting at 8:28 PM, seconded by Commissioner Wagner. The **motion carried** with 6 ayes.

Respectfully submitted,

William C. Hanks
City Clerk