

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.



**CITY OF WELDON SPRING
BOARD OF ALDERMEN WORK SESSION
ON THURSDAY, JULY 11, 2024, AT 6:00 PM
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******NOTICE******

On Thursday, July 11, 2024, at 6:00 PM, the Board of Aldermen Meeting will hold a Work Session at the Weldon Spring City Hall, at 5401 Independence Road Weldon Spring, Missouri, 63304 with the following tentative agenda:

******WORK SESSION AGENDA 7/11/24 at 6:00 PM******

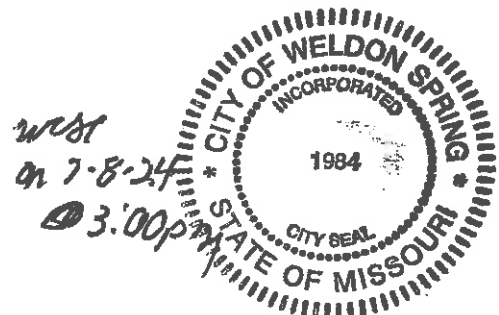
1. CALL TO ORDER

2. NEW DISCUSSION

- A. City Hall Facilities Condition Needs Assessment (FCNA) Discussion - David Kehm, FGM Architects**
- B. 2025 Pavement Asset Management Plan Presentation – City Engineer**

3. ADJOURN WORK SESSION

***** No votes are to be taken at a Work Session.**



Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.



**CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON THURSDAY, JULY 11, 2024, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******BOARD OF ALDERMEN REGULAR TENTATIVE AGENDA – 6/27/24 at 7:30 PM******

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL and DETERMINATION OF A QUORUM**
- 4. CITIZENS COMMENTS**

The public must be in person to speak during Citizens Comments or send comments in writing to the City Clerk prior to the Board meeting. Anyone wishing to speak shall state their name, their address, and limit their remarks to 3 minutes.

5. PUBLIC HEARING

- A. Consideration of proposed amendments to the City of Weldon Spring's Zoning regulations pertaining to Architectural Review Commission Chairman appointment, front-entry garages, home occupations, the land use table, and temporary signage.**

6. APPROVAL OF MINUTES

- A. June 27, 2024 – Regular Board Meeting Minutes**

7. CITY TREASURER'S PACKET

- A. Paid Bills (June 21, 2024 – July 4, 2024)**
- B. Credit Card Bill (May 2024)**

8. NEW BUSINESS

- A. An Ordinance Amending Section 405.395 of the City of Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto (ARC Chairman) – Alderman Clutter**
- B. An Ordinance Amending Section 405.430 (B) (7) of the City of Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto (Front Entry Garages) – Alderman Clutter**
- C. An Ordinance Repealing Section 405.215 Known as Performance Standards for Accessory Uses & Enacting in its Place A New Section 405.215 in the City of Weldon Spring, Missouri, Municipal Code Regarding Home Occupations and Matters Relating Thereto – Alderman Martiszus**
- D. An Ordinance Amending Section 402.020 and Exhibit of Chapter 405 - Land Use Table – of the City of Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto – Alderman Conley**
- E. An Ordinance Amending Section 405.080 (J) of the City of Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto (Election Signs) – Alderman Yeager**

9. REPORTS & COMMITTEES

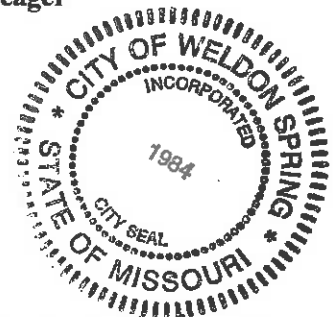
- A. Public Safety Report – SCCPD Representative**
- B. Finance Committee – Alderman Clutter**
- C. Planning & Zoning – Alderman Martiszus**
- D. City Administrator Report (Informational) – City Administrator**

10. RECEIPTS & COMMUNICATIONS

11. ADJOURNMENT

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Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.



*may
on 7-8-24
@ 3:00pm*

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
JUNE 27, 2024

CALL TO ORDER: The Weldon Spring Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road on Thursday, June 27, 2024, at 7:30 PM with Mayor Donald Licklider presiding.

PLEDGE OF ALLEGIANCE: Mayor Licklider asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM: On a roll call, the following Aldermen were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus*	Alderman Baker

Note: Alderman Martiszus joined the meeting at 7:34 PM.

A quorum was declared.

Also, present were Mayor Licklider, Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

PUBLIC COMMENTS:

There were no public comments at this time

PUBLIC HEARING:

Consideration of an Application for a Liquor License for the Sale of (Intoxicating Liquor by Package & a Sunday License) for “Hanny’s Liquor & More,” at 1047 Wolfrum Road – Mayor Licklider declared the Public Hearing open. With no public comments, Mayor Licklider closed the public hearing.

MINUTES:

June 13, 2024 - Work Session Minutes: Alderman Clutter moved to approve the minutes from the June 13, 2024, Work Session, as submitted, seconded by Alderman Yeager. **Motion carried** with 4 ayes. Alderman Baker abstained from voting.

June 13, 2024 – Regular Board Meeting Minutes: Alderman Clutter moved to approve the minutes from the June 13, 2024, regular meeting, as submitted. The motion was seconded by Alderman Yeager. **Motion carried** with 5 ayes.

TREASURER'S REPORT:

Alderman Clutter made a motion to accept the Treasurer's packet of paid bills from June 7, 2024, to June 29, 2024. The motion was seconded by Alderman Yeager. **Motion carried** with 5 ayes.

Alderman Martiszus joined the meeting.

UNFINISHED BUSINESS:

Bill #1222 - An Ordinance of the City of Weldon Spring, Missouri, to Establish a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials: Alderman Kolb made a motion to approve Bill #1222 for its second and final reading by title only. Alderman Clutter seconded the motion.

On a roll call vote, the Bill #1222 was placed as Ordinance 24-09 as followed:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager
NOES: 0
ABSENT: 0

NEW BUSINESS:

Liquor License Approval for Hanny's Liquor & More: Alderman Baker moved to approve a liquor license for the Hanny's Liquor & More at 1047 Wolfrum Road, seconded by Alderman Clutter. **Motion carried** with 6 ayes.

2024 Liquor License Renewals: Alderman Baker made motion to renew the liquor licenses for Circle K #1646 (5952 HWY 94), El Rancho Nuevo (804 O'Fallon Road), Hog's Haus Bar & Grill (810 O'Fallon Road), Liquor Express (6000 HWY 94), and T Arcobasso (1057 Wolfrum Road). The motion included a preapproval for QT #645 (5905 HWY 94, but the City would not release the license to QT until the application and payment is received. The motion was seconded by Alderman Clutter. **Motion carried** with 6 ayes.

Resolution 6-27-2024 – A Resolution of the Mayor and Board of Aldermen in the City of Weldon Spring, Missouri, Opposing the Proposal to Close Three Branches of the St. Charles City/County Library: Alderman Conley made a motion to approve Resolution 06-27-24, seconded by Alderman Clutter. **Motion carried** with 6 ayes.

Pedestrian Crosswalk Study (Weldon Spring Parkway at the City Pocket Park: Alderman Martiszus made a motion to include recommended enhancements from Cochran Engineering to the pedestrian crosswalk on Weldon Spring Parkway at the City's pocket park to the Pedestrian Crosswalk Improvement Project, seconded by Alderman Baker. On a roll call vote, the **motion failed** as followed:

AYES: 3 – Conley, Martiszus, and Yeager
NOES: 4 – Baker, Clutter, Kolb, and Mayor Licklider
ABSENT: 0

Westwood Drive Sidewalk Improvement Update: Mr. Stolberg (City Administrator) gave a brief update to the Board on the issues with St. Charles County regarding this project. He added that these issues have finally been resolved. The City is preparing to going out for bid on this project, which includes the pedestrian crosswalk improvements, in the next few weeks.

REPORTS AND COMMITTEES:

Architectural Review Commission (ARC): Alderman Clutter stated that the Architectural Review Commission (ARC) is in the process of reviewing the City's design standards and will make their recommendations for changes to the Board in September.

City Administrator Report: The City Administrator Report was submitted to the Board prior to the meeting.

Mr. Stolberg stated that St. Charles County recently completed the block striping for the pedestrian crosswalk at the intersection of Pitman Hill Road and Sammelmann Road. He also reminded the Board that the City is sponsoring a coffee with a cop event at QT on June 28, 2024.

Alderman Clutter stated that the Finance Committee has scheduled their budget kickoff meeting for July 17, 2024.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:12 PM, seconded by Alderman Clutter. **Motion carried** with 6 ayes.

Respectfully submitted,

William C. Hanks, City Clerk

**PAID BILLS TO BE APPROVED
JUNE 21, 2024 -- JULY 4, 2024**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
11TH DAY OF JULY 2024 _____, MAYOR

CLAIMS REPORT 7-04-24				
VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ANDREW JOHNS	MILEAGE TO BANK AND GFOA	\$ 39.78	10240266	6/21/2024
BANKCARD SVCS - CENTRAL BANK	MML CONFERENCE	\$ 6,242.90	10240268	6/27/2024
DELTA DENTAL OF MISSOURI	EMPLOYEES DENTAL INSURANCE JUL	\$ 257.95	10240271	6/28/2024
DELTA VISION	VISION INSURANCE JULY 24	\$ 38.54	10240270	6/28/2024
DON LICKLIDER	MILEAGE MAY & JUNE 24	\$ 52.93	16867	6/28/2024
DUCKETT CREEK SANITARY DISTRIC	QTR SEWER FEE	\$ 26.75	10240267	6/26/2024
GLOBAL INDUSTRIAL	TRASH CANS	\$ 3,058.06	9871	6/26/2024
INSURANCE STORE INC	POSITION BOND	\$ 883.00	9872	6/26/2024
INSURANCE STORE INC	AUTO INSURANCE	\$ 475.00	9872	6/26/2024
M & M GOLF CARS - O'FALLON	3- 6 PASSENGER GOLF CARS	\$ 685.00	16861	6/24/2024
PREMIER ENTERTAINMENT	EVENT 4TH OF JULY	\$ 945.00	16859	6/24/2024
UNITED HEALTHCARE	EMPLOYEE HEALTH INS 070124	\$ 4,932.10	9873	6/26/2024
Accounts Payable Total		\$ 17,637.01		

**PAID CREDIT CARD BILLS TO BE APPROVED
MAY CHARGES**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
11TH DAY OF JULY 2024 _____, MAYOR

Mastercard
24-Jun
MAY CHARGES

Account #	Account Description	ALBERT	BOB	BILL	DON	MITCHELL	HOWIE	LAURA	TOTAL
10.10.5201	Meals, Travel, Lodging			\$ 594.68	\$ 617.80				\$ 1,212.48
10.10.5203	Training and Education				\$ 1,315.00				\$ 1,315.00
10.10.5204	Dues & Subscriptions			\$ 30.00					\$ 30.00
10.10.5212	Printing					\$ 48.98			\$ 48.98
10.10.5213	Postage			\$ 17.94					\$ 17.94
10.10.5243	City Hall Office Supplies			\$ 53.18					\$ 53.18
10.10.5324	Consultant - Software			\$ 799.50	\$ 346.68	\$ 59.99			\$ 1,206.17
20.20.5217	4th of July					\$ 294.95			\$ 294.95
20.20.5236	Park - Repairs / Maintenance	\$23.95	\$ 117.90				\$253.20		\$ 395.05
20.20.5237	Park Equipment-Repairs/Maint	\$100.95	\$ 372.27	\$ 20.00			\$61.54		\$ 554.76
20.20.5241	City Hall - Repairs/Maintenance		\$ 139.21				\$40.38		\$ 179.59
20.20.5243	Parks General Supplies	\$117.87				\$ 52.96			\$ 170.83
20.20.5563	Non-Capital Equip Park	563.98	\$ 199.99						\$ 763.97
TOTAL		\$ 806.75	\$ 829.37	\$ 1,515.30	\$ 2,279.48	\$ 456.88	\$ 355.12	\$ -	\$ 6,242.90

**AN ORDINANCE AMENDING SECTION 405.395 OF THE CITY OF WELDON
SPRING, MISSOURI, MUNICIPAL CODE AND MATTERS RELATING THERETO**

WHEREAS, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Chapters 71, 79, and 89 of the Missouri Revised Statutes; and

WHEREAS, notice of public hearings in regard to the changed regulations proposed in this ordinance were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on July 1, 2024, and the Public Hearing held by the Board of Aldermen on July 11, 2024; and

WHEREAS, the Planning & Zoning Commission has recommended the following changes to Section 405.395 to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That Section 405.395 of the Weldon Spring Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and-stricken] type):

Section 405.395 Meetings - Officers.

SECTION 2: That this ordinance shall be in full force and effect from and after its enactment and approval.

Meetings of the Architectural Review Commission shall be held at the call of the Chairman or the request of the Mayor. [~~The Chairman shall be designated annually each May by the Mayor.~~] Except, however, that the Commission shall meet at least once per month unless there is no business to conduct in which case the meeting may be cancelled. Notice of any meeting shall be posted in a public place at least twenty-four (24) hours prior to such meeting. At its first (1st) meeting of each calendar year or as soon thereafter as practical, the Commission shall elect a **Chairman, Vice Chairman, and Secretary** from among its members. In the absence of the Chairman, the Vice Chairman shall act as Chairman. In the absence of the Chairman and Vice Chairman, the member next in seniority shall be the Acting Chairman. If two (2) or more

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members have served an equal period of time, the member with the later term expiration date shall be deemed next in seniority. No official action of the Commission shall be taken, except at a meeting open to the public ~~[, except as provided for by this Article XII]~~. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question or, if absent or if failing to vote, indicating such fact. A majority of the Commission may adopt rules and regulations to govern the procedures before the Commission.

SECTION 2: That this Ordinance shall be in full force and effect upon its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF
WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2024.*

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____

AN ORDINANCE AMENDING SECTION 405.430 (B) (7) OF THE WELDON SPRING, MISSOURI, MUNICIPAL CODE AND MATTERS RELATING THERETO

WHEREAS, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Chapters 71, 79, and 89 of the Missouri Revised Statutes; and

WHEREAS, That the Board of Alderman believe it is in the best interests of the residents of the City to preserve and protect the character of the City by ensuring that new construction conforms to the City's character" as set out in Section 405.380 of the Municipal Code pertaining to the City's Architectural Review Commission; and

WHEREAS, notice of public hearings on the regulations proposed in this ordinance were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on July 1, 2024, and the Public Hearing held by the Board of Aldermen on July 11, 2024; and

WHEREAS, the Planning & Zoning Commission has recommended the following changes to Section 405.430 (B) (7) to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That Section 405.430 (B) (7) of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~bracket and stricken~~ type):

405.430 Design Standards.

B. Residential and Multi-Family Buildings

7. Single-Family Residential Garages. All garages for single-family detached dwellings shall be side-entry or rear-entry except: ~~[for garages in the "AG" Agricultural District which shall be exempt from this requirement. Except in the "AG" Agricultural District, garage doors shall not be visible from the front elevation of a house.]~~

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A. A Front-entry garage can be considered for approval for a single-family residential building, which was either completed or under construction prior to March 11, 1997, and currently has a front entry garage.

B. For any residences in the "AG" Agricultural Zoning District; however, garage doors in the "AG" Agricultural Zoning District shall not be visible from the front elevation of a house.

For corner lots with two (2) front yards, a garage shall be considered side entry if the garage doors are oriented at a right angle to the front elevation of the house, even if the garage entry faces the adjacent street. Garages should conform architecturally to the principal building and its environs. Carports are not a permitted accessory structure to single-family dwellings or attached single-family villas in Single-family residential areas.

SECTION 2: That this ordinance shall be in full force and effect from and after its enactment and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2024.

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 405.215 KNOWN AS PREFORMANCE
STANDARDS FOR ACESSORY USES AND ENACTING IN ITS PLACE A NEW SECTION
405.215 IN THE CITY OF WELDON SPRING, MISSOURI, MUNICIPAL CODE
REGARDING HOME OCCUPATIONS AND MATTERS RELATING THERETO

WHEREAS, the Missouri General Assembly has passed, and Governor Parson has signed House Bill 1662, effective August 28, 2022, which made sweeping changes to the ability of Missouri's Cities to regulate and control home-based occupations; and

WHEREAS, City of Weldon Spring is authorized to enact zoning regulations to promote the public health, safety and general welfare of the citizens of the City as provided under Chapter 89 of the Missouri Revised Statutes; and

WHEREAS, it is necessary to clarify, amend, and add flexibility to the regulations of the zoning Code governing home-based businesses as provided under Chapters 71, 79, and 89 of the Missouri Revised Statutes; and

WHEREAS, notice of public hearings in regard to the changed regulations proposed in this ordinance were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on July 1, 2024, and the Public Hearing held by the Board of Aldermen on July 11, 2024; and

WHEREAS, the Planning & Zoning Commission has recommended the following changes to Section 405.215 to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That Section 405.215 of City Code henceforth shall be as follows:

A. All Accessory Uses.

1. Allowed. Accessory uses are allowed in every zoning district.
2. Generally. All accessory uses shall be incidental to the principal use; operated and maintained under the same ownership and on the same lot or on adjoining lots under the same ownership as the principal use or structure; and are subordinate to the principal use.

B. Home Occupation**1. Appearance**

- a. The home-based business shall not be visible from the public right-of-way and shall be conducted in such a manner as not to give an outward appearance of a business. †
- b. The home-based business shall not result in any structural alterations or additions to the dwelling that will change its primary use.
- c. No display of products and/or equipment produced or used by the home-based business may be displayed so as to be visible from outside the dwelling.

2. Storage

- a. No outdoor storage, display or sale of materials, commodities, stock in trade or equipment used in the home-based businesses shall be permitted.
- b. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond that are normally incidental to residential use is prohibited.

3. **Employees and Customers.** The total number of employees and customers on-site at one time shall not exceed the occupancy limit for the residential dwelling.

4. **Advertising and Signage.** No advertising or business signs are permitted on the premises.

5. **Vehicle, Trailers and Parking.** Vehicles and Trailers, including those of customers, must comply with all parking regulations contained in Section 405.290 of City code.

6. General Provisions.

- a. Any home-based business shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential use.
- b. A home-based business shall be owned and operated only by the occupants of the dwelling.

BILL NO. _____

ORDINANCE NO. _____

- c. Retail or wholesale transactions shall be operated in such a manner that the transactions do not generate any street parking or cause a substantial increase in traffic through the residential area.
- d. Home-based businesses shall comply with all local, county, state, and federal regulations pertaining to the activity pursued, and the requirements of this ordinance shall not be construed as an exemption from such regulations.

SECTION 2: That this ordinance shall be in full force and effect upon its enactment and approval

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS ____ DAY OF _____ 2024.

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill #

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Conley	_____	_____	_____
Clutter	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 402.020
AND EXHIBIT OF CHAPTER 405 – LAND USE TABLE – OF THE WELDON
SPRING, MISSOURI, MUNICIPAL CODE

WHEREAS, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Chapters 71, 79, and 89 of the Missouri Revised Statutes; and

WHEREAS, notice of public hearing in regard to the changed regulations proposed in this Ordinance were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on July 1, 2024, and the Public Hearing held by the Board of Aldermen on July 11, 2024; and

WHEREAS, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation and “Exhibit A”, to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendation made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That Section 402.020 of the Municipal Code is hereby amended to add these definitions as follows:

Section 402.020: Definitions

AEROSPACE PRODUCTS AND PARTS MANUFACTURING: An industry that provides the design, development, and production of various components and systems for aircraft or spacecraft.

COMPUTER COMPONENTS DISTRIBUTION: A business that is primarily engaged in the wholesale distribution of components for computers, computer peripheral equipment, loaded computer boards, and/or computer software.

CONFERENCE CENTER: A facility used for conferences, banquets, weddings, and seminars, and may include accommodations for food preparations and eating, recreation, entertainment, resource facilities, and meeting rooms.

COMPUTER SYSTEMS DESIGN: Establishments primarily engaged in providing expertise in the field of information technologies through one or more of the following activities: (1) writing, modifying, testing, and supporting software to meet the needs of a particular customer; (2) planning and designing computer systems that integrate computer hardware, software, and communication technologies; (3) on-site management and operation of clients' computer systems and/or data processing facilities; and (4) other professional and technical computer related advice and services.

ELECTRONIC COMPONENTS DISTRIBUTION: A business which distributes products, such as capacitors, resistors, microprocessors, bare and loaded printed circuit boards, electron tubes, electronic connectors, computer modems, Crystals and crystal assemblies, electronic, Electron tubes, LCD (liquid crystal display) unit screens, Microwave components, Piezoelectric devices, printed circuit laminates, switches for electronic applications, and Transducers (except pressure).

HIGH-TECH MANUFACTURING: An industry that uses advanced technologies to transform and upgrade conventional manufacturing. This would include manufacture of computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products.

MICRO-BREWERY: A business whose primary activity is the brewing and selling of beer, with an annual production of 10,000 barrels or less.

MICRO-WINERY: A small wine producer that sources its grape product from an outside supplier or an off-site vineyard, with an annual production of 10,000 gallons or less.

SECTION 2: That the Land Use Table Attachment, which is shown as "Exhibit A", in Chapter 405 of the City of Weldon Spring, Missouri, Municipal Codes is hereby amended as follows:

- Aerospace Products and Parts Manufacturing is permitted in the High-Technology Office "HTO" zoned district.
- The word "Entertainment" is omitted from the *Art, Entertainment, Museum, Park and Recreation* land use category.
- Automotive Filling Station (Convenience Store) requires a Conditional Use Permit for the Planned Commercial "PC" zoned district.
- Barber Shop, Beauty Salon, or Spa requires a Conditional Use Permit for the Planned Commercial "PC" zoned district.

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- Church, Temple, Synagogue (places of worship) requires a Conditional Use Permit for the General Commercial “GC” and Planned Commercial “PC” zoned district.
- Clinic-Out Patient (Medical, Dental, etc.) is permitted in the Medical “MED” zoned district.
- Co-Branded Structure (Gas, Food Sales, etc.) requires a Conditional Use Permit for the Planned Commercial “PC” zoned district.
- Computer Components Distribution is permitted in the High-Technology Office “HTO” zoned district.
- Computer Systems Design is permitted in the High-Technology Office “HTO” zoned district.
- Conference Center is permitted in the High-Technology Office “HTO” and Planned Commercial “PC” zoned district zoned districts.
- Data Center is permitted in the High-Technology Office “HTO” zoned district.
- Drug Store (Pharmacy) is permitted for the Planned Commercial “PC” zoned district.
- Electronic Components Distribution is permitted in the High-Technology Office “HTO” zoned district.
- Food/Bakery Products Manufacturing is permitted in the Light Industrial “LI” zoned district.
- Furniture, Appliance, or Electronic Sales requires a Conditional Use Permit for the High-Technology Office “HTO” zoned district.
- High-Tech Manufacturing is permitted in the High-Technology Office “HTO” zoned district.
- *The Mini-Warehouse (Self Storage Facility)* category is omitted from the Land-Use Table.
- Micro-Brewery/Micro-Winery requires a Conditional Use Permit for the High-Technology Office “HTO” and the Planned Commercial “PC” zoned districts.
- Parks, Playgrounds & Open Space (Public) is permitted in the Medical “MED” zoned district
- The word “Martial Arts” is added to the *Schools (Studios, Art, Dance, Music, or Beauty* land use category.
- *Schools (Middle & High)* category is omitted from the Land-Use Table.
- Tattoo Establishments (State Licensed) is no longer permitted in the Planned Commercial “PC” zoned district and requires a Conditional Use Permit in the General Commercial “GC” and the Medical “MED” zoned districts
- The word “Entertainment” is added to the *Theater and Performing Arts* land use category and the land use category is no longer permitted in the Medical “MED” zoned district.
- Warehouse, Mini Self-Storage land use category requires a Conditional Use Permit for the General Commercial “GC” zoned district

BILL NO. _____

ORDINANCE NO. _____

- Warehouse, Storage, and Wholesale Trade land use category requires a Conditional Use Permit for the High-Technology Office “HTO” zoned district.

All the amended changes to the Land Use Table in Section 2 of this Ordinance are referenced in “Exhibit A” of this Ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF
WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2024.*

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill #

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____

Chapter 405: Land Use Table – Attachment 1

Land Use Table

The Land Use Table provides a tabular summary of the principal land uses allowed within each zoning district. Please refer to the specific district regulations and all other applicable requirements and procedures contained in Chapter 400.

- A. **Permitted (By-Right):** Uses identified in a zoning district column of the Use Table with a “•” are “permitted by-right” and shall be permitted in such zoning district subject to all other requirements of this Zoning Ordinance.
- B. **Conditional Uses:** Uses identified in a zoning district column of the Use Table with a “C” are “Conditional Uses” and shall be permitted in such zoning district in accordance with the standards and procedures contained in Article IX.
- C. **Unlisted Uses:** Any use not shown as a use permitted by right or a conditional use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a conditional use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate zoning district and the following requirements.
1. The use shall be permitted only to the extent required by law;
 2. The use shall be approved only as a Conditional Use in the City’s “LI” Industrial District, except if by law it is required to be permitted by right;
 3. The use shall be located no closer than 1,000 feet from any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
 4. The use shall maintain a distance of at least 1,000 feet from any other such use having the same description, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
- D. **Old Town” & Village Center Overlay (Shell Districts):** As of the adoption of this Chapter, no property may be rezoned to the “OT” Old Town District or “VC” Village Center. All preexisting “OT” and “VC” property shall be permitted all lawful uses as of the effective date of this Code. After the effective date of this Code revision, no additional land shall be rezoned to the “OT” or “VC” Overlay District. Any proposed subdivisions, including lot splits, change of use, new construction or other alterations not permitted under the respective district regulations shall require rezoning to an applicable zoning district. Use of property maintaining the “OT” and “VC” preexisting zoning shall be subject to all other regulations of this Code.

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:													•
Use permitted as a conditional use:													C
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
RESIDENTIAL PRINCIPAL USES													
Dormitories									•				
Group Home	C	C	C	C	C	C							
Lofts										C			
Modular Home	C												
Multi-Family ("Apartment")										C			
Assisted Living, Congregate Care, Residential Care, Senior Housing, Skilled Nursing Facilities						C			•	C			
Single-Family (individual home sites)	•	•	•	•	•	•				C			
Single-Family (Conservation Subdivisions)	•	•	•	•	•	•				C			
Single-Family (Conventional Subdivisions)	C	C	•	•	•	C				C			
Townhomes, Condos, Multiplex										C			
Two-Family Attached ("Villa")						C				C			
NON-RESIDENTIAL PRINCIPAL USES													
Aerospace Components Manufacturing								•					
Agriculturally related limited commercial uses, i.e. commercial nursery activities.	C												
Antique Sales										•	•		

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Arts, Entertainment , Museums, Parks & Recreation	•	•	•	•	•	•	•	•	•	•	•		
Automotive Customizing Shop											C	•	
Automotive Parts and Supply Store											•		
Automotive Filling Station (Convenience Store)										C	C	C	
Animal Production (beef & dairy cattle, poultry and egg production, and sheep & goat farming),	•												
Animal Production, limited (chicken egg production and animal aquaculture)	•	C											
Automotive Rental Agency											C	•	
Automotive Repair (Body/Paint) Shop											C	•	
Automotive (Vehicle, Boat, or RV) Sales											C		
Automotive Service Station (i.e. Jiffy Lube)											C		
Automotive Wash Services											C	•	
Bakeries (Retail)											•		
Bar, Tavern or Lounge											C		
Barber Shop, Beauty Salon or Spa							C				C		
Bed and Breakfast Inns											•		

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Broadcasting, Telecommunications, Radio, TV, and Cable Networks								•			•	•	
Building Material Sales & Services											•	•	
Bus, Truck & Rail Terminals												•	
Catering Service								•		•			
Cemetery, Crematory, and Mausoleum	C	C	C	C	C		•						
Church, Temple, Synagogue (places of worship)	•	•	•	•	•	•	•			C	C		
Clinic-Out Patient (Medical, Dental, etc.)							•	•	•	•	•		
Club, Civic, Religious, or Fraternal Organization							•	•	•	•	•	•	
Co-Branded Structure (Gas, Food Sales, etc.)										C	•	•	
Computer Components Distribution								•					
Computer Systems Design								•					
Conference Center								•		•			
Construction Contractor												•	
Couriers and Messengers								•			•		
Crop Production	•	•											
Data Center								•		C	C		
Day Care – Adult					C	C	•		•				

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Day Care – Child Nursery	C	C			C	C	•		•		•		
Drug Store (Pharmacy)									•	•	•		
Dry Cleaning & Laundry Pick-up								•		•	•	•	
Dry Cleaning Plant												•	
Electronic Components Distribution								•					
Equipment Sales, Rental & Leasing												•	
Financial Services-banking								•		•	•		
Fishing Lakes	•	C											
Food/Bakery Product Manufacturing												•	
Forestry and Logging	•	•										C	
Funeral Home, Mortuaries										C	C		
Furniture, Appliance or Electronics Sales								C		•	•		
Golf Courses and Country Clubs	•	C	•	•	•	•	•	•		•	•		
Golf, Miniature											•		
Greenhouse, Plant Nursery & Garden Supplies	C											•	
Grocery Store- Retail										•	•		
Hospital									•		•		

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Health Care, Social Services, Vocational Rehab, and Family Services							•	•	•	•	•		
Health Club, Fitness Center & Gymnasiums								•	•	•	•		
High-Tech Manufacturing								•					
Hotel								•		•	•		
Hotel, Extended Stay										C	C		
Industrial, Heavy												C	
Industrial, Light								C		C		•	
Information Services and Data Processing								•		•	•		
Kennels, Pet Care, and Dog Daycares	•	C								•	•		
Liquor Store										•	•		
Laundromat- self service											•		
Massage Therapy Establishment (licensed)										C	•		
Mini-Warehouse (Self-Storage Facility)										C		•	
Micro-Brewery/Micro-Winery								C		C			
Night Club, Dance Hall or Private Club										C			
Office								•	•	•	•	•	

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Park, Playgrounds & Open Space (Public)	•	•	•	•	•	•	•	•	•	•	•	•	
Postal, Mail, and Coping Services							•	•		•	•	•	
Printing & Publishing Facility								•		•	•	•	
Psychiatric and Substance Abuse Hospitals							C		C	C			
Public Administration, Police, Fire, Government	•	•	•	•	•	•	•	•	•	•	•	•	
Public Administration, (Other than Weldon Spring)	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation Facility or Area (Commercial)								•	•	•	C	•	
Repair Services								C		C	•	•	
Research, Development & Testing Services								•	•	•	C	•	
Restaurant, Fast Food								C	C	•	•	•	
Restaurant, General								•	•	•	•	•	
Retail Sales & Services							•		•	•	•	•	
Resale (Consignment) Sales, Thrift Shops										•	•	•	
Schools (Studios), Art, Dance, <i>Martial Arts</i> , Music or Beauty								•		•	•	•	
Schools, Business, Vocational or Trade School								•	•	•	•	•	
Schools (College, Junior College)								•	•	•	•	•	
Schools, Public (Elementary and Secondary)	•	•	•	•	•	•	•			•	•	•	
Schools, Private (Elementary and Secondary)	C	C	C	C			C			•			

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LJ	Reserved
Schools (Middle & High)										C	C	C	
Tanning Salon (State licensed)									•	•			
Tattoo Establishment (State licensed)									C	C	C		
Telecommunication Antennas (concealed, roof-mounted, stealth, and utility pole-mounted) by administrative permit via Section 405.215 & 405.175 as an accessory use.	•						•	•	C	•	•	•	
Tobacco Store											C		
Wireless communication Towers as per Section 405.225(B) as an accessory use.	C						C	C		C	C	C	
Theater, Cinemas,										•	C		
Theater, <u>Entertainment</u> , and Performing Arts									•	C	C		
Utilities, Major (water & wastewater treatment plants, power generation facilities, transmission towers, substations, lift stations, and similar uses)	C									C	C	C	
Utilities, Minor (lift stations, water towers, and similar uses)	C	C	C	C	C	C			•	•	C	C	
Vaporizer (Vap)/Electric Cigarette (E-Cig) Store											C		
Veterinary Clinic								•	•	•	•	•	
Warehouse, Mini (Self-Storage)										C	C	•	
Warehouse, storage, and wholesale trade								C		C		•	

Chapter 405: Land Use Table – Attachment 1

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Reserved													

**AN ORDINANCE AMENDING SECTION 415.080 (J) OF THE CITY OF WELDON
SPRING, MISSOURI, MUNICIPAL CODE AND MATTERS RELATING THERETO**

WHEREAS, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Chapters 71, 79, and 89 of the Missouri Revised Statutes; and

WHEREAS, notice of public hearings in regard to the changed regulations proposed in this ordinance were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on July 1, 2024, and the Public Hearing held by the Board of Aldermen on July 11, 2024; and

WHEREAS, the Planning & Zoning Commission has recommended the following changes to Section 415.080 (J) to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That Section 415.080 (J) of the Weldon Spring Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and striken] type):

Section 415.080 (J) Allowed Sign Uses

J. Election Signs.

1. Zoning. Residential and non-residential.
2. Permit/Fee. No permit required, except the permission of the property owner; no fee required.
3. Sign Area. Election signs shall have a maximum sign area of six (6) square feet, except those fronting on State or Federal highways may be thirty-two (32) square feet.
4. ~~[Duration. Election signs may be displayed forty (40) days prior to and five (5) days after any election held within St. Charles County.~~

BILL NO. _____

ORDINANCE NO. _____

~~5. Number. Not more than one (1) election sign per individual candidate and/or proposition shall be permitted per twenty five (25) feet width of any lot.]~~

SECTION 2: That this ordinance shall be in full force and effect from and after its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF
WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2024.*

Donald D. Licklider, Mayor

Attest:

William C. H4anks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____

June 2024 - Crime Statistics for Weldon Spring

Number	Offense	Report Description	Report Date	Address
PD-24-02962	566.095-001Y20201199.0 SEXUAL MISCONDUCT - 2ND DEGREE	SEXUAL MISCONDUCT 2ND DEGREE	Jun 2, 2024, 12:04:28 AM	Weldon Spring Parkway
PD-24-03080	565.076-003Y20201313.0 DOMESTIC ASSAULT - 4TH DEGREE - 1ST OR 2ND OFFENSE (1)(5)	Domestic Incident	Jun 7, 2024, 8:28:51 PM	Roanoke Drive
PD-24-03099	999920179999.0 FUGITIVE-FELONY	Fugitive (F)	Jun 9, 2024, 8:43:37 AM	HWY 94
PD-24-03101	565.052-001Y20201399.0 ASSAULT - 2ND DEGREE	Assault 2nd degree	Jun 9, 2024, 8:43:33 AM	Weldon Spring Parkway
PD-24-03317	570.030-038Y20202499.0 STEALING - MOTOR VEHICLE/WATERCRAFT/AIRCRAFT	Stealing	Jun 21, 2024, 7:58:15 PM	Wolfrun Road
PD-24-03331	570.030-035Y20202399.0 STEALING - \$750 OR MORE	Past Theft	Jun 22, 2024, 8:47:21 PM	HWY 94
PD-24-03436	ORD300.0-014N20215499.0 WS-FL TO STOP AT STOP SIGN AT STOP LINE/BEFORE CROSSWALK/POINT NEAREST INTERSECTION	Traffic/Open Container	Jun 28, 2024, 8:28:33 PM	Portmarnock Lane & Malinmor Drive
PD-24-03436	ORD577.0-032N20215406.0 WS-DRINKING ALCOHOLIC BEVERAGE WHILE OPERATING MOVING VEHICLE	Traffic/Open Container	Jun 28, 2024, 8:28:33 PM	Portmarnock Lane & Malinmor Drive
PD-24-03436	ORD311.0-012N20214104.0 WS-OPEN CONTAINER	Traffic/Open Container	Jun 28, 2024, 8:28:33 PM	Portmarnock Lane & Malinmor Drive