

DRAFT

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
OCTOBER 1, 2018**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, October 1, 2018 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 Bob Henslee**.

ROLL CALL: The following Planning and Zoning members were present: **Commissioner Bob Henslee, Commissioner Larry Halbrook, Commissioner Bill Nabholz, Commissioner Steve Crum, Commissioner Tom Castrop, and Commissioner Mike Foster**. Also present was **Don Licklider**, Mayor of Weldon Spring, and **Todd Streiler**, City Planner.

PLEDGE OF ALLEGIANCE: All present stood for the Pledge of Allegiance.

APPROVAL OF MINUTES:

Deputy City Clerk Laura Brown announced corrections that needed to be made to the minutes of the July 2, 2018 meeting and she further provided the corrected minutes to the Commissioners prior to the meeting on October 1, 2018 at each Commissioner's chair. **Commissioner Henslee** also made a correction to the last page of the minutes and this change was noted.

***Commissioner Nabholz** made a motion to approve the minutes and **Commissioner Castrop** seconded the motion. All others present voiced their approval of the minutes as corrected of the July 2, 2018 meeting. A voice vote was taken. The Motion passed. Minutes of the July 2, 2018 meeting were approved with corrections as noted.*

CITIZEN COMMENTS: There were no members of the public present, therefore there were no comments heard.

REPORT OF THE BOARD OF ALDERMEN:

Mayor Don Licklider gave the report from the Board of Aldermen in the absence of **Alderman Bill Hillmer**. **Mayor Licklider** reported that there had been a choice made for the engineering firm for the Independence Road Phase 4 project.

PUBLIC HEARING: There was no public hearing.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS:

A.) Final Record Plat Vogt Subdivision (Vanguard Apartments) **(Discussion/Recommendation)**

Paul Langdon discussed the final plat review, and he provided the latest version (as of the morning of October 1st) to the members of the Commission. **Mr. Langdon** discussed the relocation of several utility poles. Other than that, **Mr. Langdon** said there have been no substantive changes to the plan since the P&Z board reviewed them before.

Commissioner Henslee asked about the land dedication to the City. **Mayor Licklider** said that it will happen as soon as it is signed off on.

Commissioner Nabholz brought up concerns about repeated comments from Staff based on the history of what we've seen before.

Todd Streiler said there were some continuity issues and one item might be the 2 stream channels going thru the area. **Mr. Streiler** said "we're where we need to be right now" and comments are addressed within 24 hours responding to comments from staff.

Commissioner Halbrook asks as the building progresses, who would be responsible for damage by construction vehicles to Seidentop Rd.

Mayor Licklider said if it comes up, we'll deal with it.

Mr. Langdon said that they (Covington Realty Partners) would repair any damage done as soon as possible.

Commissioner Halbrook mentioned that Seidentop is heavily-traveled and any repairs would need to be done quickly.

Commissioner Foster asked if there were any time frame outlined for any possible repairs to be done.

Mr. Langdon responded by saying that any repairs would be handled in a "timely and workmanlike manner" depending on the weather. **Mr. Langdon** went on to assure the Commissioners that any needed repairs would be made quickly.

***Mayor Licklider** made a Motion for the Planning and Zoning Commissioners to approve the final record plat of Vogt Subdivision.*

***Commissioner Crum** seconded the Motion.*

***Commissioner Henslee** called for a vote on the Motion.*

All Commissioners present voted in favor of the Motion, and none opposed the Motion. There were no abstentions. The Motion carried.

B.) Nominations/Elections for the Following Positions: Chairman and Vice-Chairman of the Weldon Spring Planning and Zoning Commission

Commissioner Crum averred that he was honored to be elected Chairman of the Planning and Zoning Commission, but stated that he's trying to reduce stress and hopes to do some traveling, and therefore would have to respectfully decline the nomination for Chairman of this Committee. He stated that he would continue to serve, just not as Chairman.

Mayor Licklider then asked **Commissioner Foster** if he would like to be nominated for Chairman of the Planning and Zoning Commission.

Commissioner Foster respectfully declined, and stated that he was "too new" to the Commission to be considered, and that he has other responsibilities.

There was discussion regarding the election of new officers. **Mayor Licklider** stated that he had "someone in mind" to replace **Commissioner Henslee**, who has indicated he is retiring from the Planning and Zoning Commission.

There was further discussion and it was unanimously agreed to table the nominations until the next scheduled meeting.

Mayor Licklider reports on the Board of Aldermen's work session and that Zoning Code 400 is probably going before the Board of Aldermen for approval. **Commissioner Halbrook** asked if he could have a Word document of the Code.

Mr. Streiler said it was not done yet, but it would be available in that format when complete.

WORK SESSION: There was no work session.

ADJOURNMENT:

***Commissioner Nabholz** made a Motion to adjourn the meeting. **Commissioner Castrop** seconded the Motion. All present voted in favor of adjournment. There were no nays or abstentions. The Motion passed*

Commissioner Henslee closed the meeting at approximately 7:52 PM.

Respectfully submitted,

Laura Brown, CCA
Deputy City Clerk