

**‘CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
NOVEMBER 6, 2023**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, November 6, 2023, 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 Busching	Commissioner Eash
Mayor Lickliger	Commissioner Reiter*
Commissioner Wagner	Chairman Szilasi

***Note:** Commissioner Reiter joined the meeting as a video conferencing participant via Zoom.

Alderman Martizsus, Commissioner Castrop, Commissioner Foster, Commissioner Heyl, and Commissioner Marstall were absent. A quorum is present.

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

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

Chairman Szilasi held a moment for the passing of Commissioner Bill Nabholz whom passed away in July. Also, Chairman Szilasi informed the Commission that Vice Chairman Halbrook recently resigned from the Commission.

Chairman Szilasi welcomed Sam Busching and Bill Wagner as newly appointed members to the Commission.

VICE-CHAIRMAN ELECTION: Chairman Szilasi made a motion to appoint Commissioner Eash to serve as Vice-Chairman, seconded by Commissioner Busching. The motion passed with 6 ayes.

APPROVAL OF MINUTES: Commissioner Reiter made a motion to approve the July 10, 2023, Planning & Zoning Commission meeting minutes, as written, seconded by Mayor Lickliger. The **motion carried** with 6 ayes.

VISTOR’S/PUBLIC COMMENT:

There were no public comments at this time.

BOARD REPORT:

There was no Board Report.

PUBLIC HEARING:

Consideration of an amendment of the Area Plan for a development known as New Perspective of Weldon Spring a “Nursing & Residential Care Facility” at 400 Siedentop Road: Commissioner Szilasi opened the public hearing at 7:35 PM. There were no comments from the public. Commissioner Szilasi closed the public hearing at 7:36 PM.

Consideration of proposed amendments to the City of Weldon Spring’s Zoning regulations pertaining to front entry garages, billboards, electronic billboards and temporary signage: Commissioner Szilasi opened the public hearing at 7:38 PM.

- **Greg Gettman, 112 Glendalough Lane** – He is very encouraged that the City has started having discussions for an approval process for front entry garages. Currently, he has a side entry garage for two vehicles, but he would like the City to consider allowing a front entry garage addition to his lot for a third vehicle.
- **Ervin Hallemeier, 113 Osage Way** – He supports the front entry garage code change.

Commissioner Szilasi closed the public hearing at 7:44 PM.

NEW BUSINESS:

Area Plan Amendment Discussion – “New Perspective of Weldon Spring” (Nursing & Residential Care Facility): According to the City Codes, any changes to the building footprint must get approved by the Planning & Zoning Commission and the Board of Aldermen for the amendment. New Perspective of Weldon Spring is requesting to add 277 square feet on the southwest corner of the building. There was a brief discussion.

Commissioner Wagner made a motion to recommend approval of the Amended Area Plan for New Perspective of Weldon Spring, seconded by Vice Chairman Eash. On a roll call vote, the **motion carried** with 6 ayes.

Zoning Code Amendments Discussion – Front entry garages, billboards/electronic billboards and temporary signage:

- **Front-Entry Garages** – This topic has been discussed by the Architectural Review Commission (ARC) for about a year. This code change would give ARC a little wiggle room to approve front entry garages in certain cases. The Planning & Zoning Commission discussed maintaining the curb appeal.


Mayor Licklider made a motion to recommend approval on the front entry garages code change, seconded by Vice Chairman Eash. On a roll call vote, the **motion carried** with 6 ayes.

- **Electronic Billboards** – After a brief discussion, Commissioner Busching made a motion to recommend approval on the code change for electronic billboard, seconded by Commissioner Wagner. On a roll call vote, the **motion carried** with 6 ayes
- **Temporary Signage** – There was a brief discussion. The Planning & Zoning Commission were concerned about 1st amendment rights, enforcement issues, and the City's staff priorities.

Vice Chairman Eash made a motion to recommend denial on code changes for temporary signage, seconded by Mayor Licklider. On a roll call vote, the **motion carried** with 6 ayes.

ADJOURNMENT: Mayor Licklider made a motion to adjourn the meeting at 8:25 PM, seconded by Vice Chairman Eash. The **motion carried** with 6 ayes.

Respectfully submitted,



William C. Hanks
City Clerk