

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
FEBRUARY 3, 2025**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, February 3, 2025, 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 Vice Chairman Eash.

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

Vice Chairman Eash	Commissioner Foster
Commissioner Heyl	Mayor Licklider
Alderman Martiszus	Commissioner Reiter
Commissioner Wagner*	

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

Commissioner Castrop, Commissioner Cooper, Commissioner Marstall, and Chairman Szilasi 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.

APPROVAL OF MINUTES: Mayor Licklider made a motion to approve the November 4, 2024, Planning & Zoning Commission meeting minutes as submitted, seconded by Commissioner Heyl. The **motion carried** with 7 ayes.

VISTOR'S/PUBLIC COMMENT:

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

BOARD REPORT:

There was no Board Report at this time.

PRESENTAION:

525, 540, & 550 Huber Park Drive Conditional Use Permit & Concept Plan: Christian Meyerhoff and Greg MacDoniels, from Mac & Hoff, LLC, gave a presentation on the concept of the Workspace at Huber Park. The proposed development is 3 buildings that offer climate-controlled flex space for small business owners and hobbyists.

Commissioner Reiter asked the applicants how they were going to police the tenants regarding outside storage. Mr. McDoniels stated that they will address no outside storage within the lease, which will include penalties for any violations.

Commission Reiter asked about including a sprinkler system for the buildings. Mike Meiners, from St. Charles Engineering and Surveying, informed the Commission that they are already in contact with the Fire Marshall with the Cottleville Fire Department.

PUBLIC HEARING:

Conditional Use Permit (CUP-2024-02) filed by Christian Meyerhoff of “Hoff & Mac, LLC,” (applicant) for Legacy II Ventures, Inc., (owner) for the purpose of allowing a “Mini-Warehouse” (Office/Self-Storage) at 525, 540, & 550 Huber Park Drive: Vice Chairman Eash opened the public hearing at 7:51 PM. There were no comments from the public. Vice Chairman Eash closed the public hearing at 7:52 PM.

Consideration of proposed amendments to the City of Weldon Spring’s Zoning regulations pertaining to Land Use Permit Applications & Architectural Review Design Standards: Vice Chairman Eash opened the public hearing at 7:52 PM.

Commissioner Wagner informed the Commission that most of the changes to the design standards were to clean up the wording. He added that the main points were the front façade, which is the percentage of brick and stone, and adding regulations for electric vehicle charging.

Vice Commissioner Eash closed the public hearing at 7:55 PM

NEW BUSINESS:

Request for Conditional Use Permit (CUP-2024-02) – 525, 540, & 550 Huber Park Drive: Alderman Martiszus made a motion to recommend approval of the Conditional Use Permit (CUP) with 2 conditions, which was filed by Christian Meyerhoff of “Hoff & Mac, LLC,” (applicant) for Legacy II Ventures, Inc., (owner) for the purpose of allowing a “Mini-Warehouse” (Office/Self-Storage) at 525, 540, & 550 Huber Park. The first condition was all operations shall take place within the fully enclosed building and the second condition was all storage of materials and equipment shall be within a fully enclosed building. The motion was seconded by Mayor Licklider. On a roll call vote, the **motion carried** as follow:

AYES: 7 –	Vice Chaiman Eash, Commissioner Foster, Commissioner Heyl, Mayor Licklider, Alderman Martiszus, Commissioner Reiter, and Commissioner Wagner
NOES: 0 –	
ABSENT: 5 –	Commissioner Castrop, Commissioner Cooper, Commissioner Marstall, and Chairman Szilasi

Major Site Plan for Huber Commercial Lots 3, 4, & 5 – 525, 540 & 550 Huber Park Court:

Commissioner Reiter made a motion to recommend approval of the Major Site Plan for Huber Commercial Lots 3, 4, & 5 – 525, 540 & 550 Huber Park Court. The motion was seconded by Mayor Licklider. On a roll call vote, the **motion carried** as follow:

AYES: 6 –	Vice Chaiman Eash, Commissioner Foster, Commissioner Heyl, Mayor Licklider, Commissioner Reiter, and Commissioner Wagner
NOES: 1 –	Alderman Martiszus
ABSENT: 5 –	Commissioner Castrop, Commissioner Cooper, Commissioner Marstall, and Chairman Szilasi

Zoning Code Amendments – Land Use Permit Applications & Architectural Review Design

Standards: Alderman Martiszus made a motion to recommend approval of the zoning code amendments, seconded by Commissioner Heyl. On a roll call vote, the **motion carried** as follow:

AYES: 7 –	Vice Chaiman Eash, Commissioner Foster, Commissioner Heyl, Mayor Licklider, Alderman Martiszus, Commissioner Reiter, and Commissioner Wagner
NOES: 0 –	
ABSENT: 5 –	Commissioner Castrop, Commissioner Cooper, Commissioner Marstall, and Chairman Szilasi

ADJOURNMENT:

Mayor Licklider made a motion to adjourn the meeting at 8:04 PM, seconded by Alderman Martiszus. The **motion carried** with 7 ayes.

Respectfully submitted,

William C. Hanks
City Clerk