

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
FEBRUARY 12, 2018**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, February 12, 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 **Chairman Mike Mullins**.

ROLL CALL: The following Planning and Zoning members were present: **Chairman Mike Mullins**, **Vice Chairman Bob Henslee**, **Commissioner Larry Halbrook**, **Commissioner Steve Crum**, and **Commissioner Tom Castrop**. Also present was **Don Licklider**, Mayor of Weldon Spring and **Don Schwaab**, Alderman for Weldon Spring, **Todd Strieler**, City Planner and **Michael Padella**, City Administrator for the City of Weldon Spring. **Bruce Robb**, Alderman for Weldon Spring was present in the gallery.

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

APPROVAL OF MINUTES: Minutes of the January 8, 2018 meeting were approved with no corrections or additions. **Mayor Licklider** made a motion to approve the minutes and **Commissioner Castrop** seconded the motion. A voice vote was taken; all members voted to approve the minutes as written. The motion passed.

CITIZEN COMMENTS: **Chairman Mike Mullins** called for any Citizen's comments. As there were no members of the public present with the exception of **Alderman Bruce Robb**, **Chairman Mullins** closed the public comments portion of the meeting at approximately 7:35 PM and moved to the next item on the agenda.

REPORT OF THE BOARD OF ALDERMEN:

Alderman **Don Schwaab** reported on the last meeting of the Board of Aldermen via an email to the **City Administrator, Michael Padella**, and that email is attached to the Minutes of this Planning and Zoning Commission.

Alderman Schwaab reports that the Board of Aldermen approved the bills that were presented to the Board for review for the recent quarter expenses.

PUBLIC HEARING: The Public Hearing was held to consider adoption of amendments to the City Code Title IV (Zoning and Subdivision Regulations – Chapter 400-410) and adopt the Official Zoning Map. The proposed regulatory amendments are being proposed to make the City's Land Use Regulations consistent with the City's Comprehensive Plan and address the latest zoning and regulatory practices. The proposed Zoning Map updates are being proposed to convert the map to the latest GIS software (no changes to the current zoning district boundaries are proposed). The Weldon Spring Board of Aldermen will also hold a public hearing on this matter at their regular meeting on Thursday, February 22, 2018.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS:

A. Amendments to the City Code (Title IV) Zoning and Subdivision Regulations – Chapter 400—410)

Todd Streiler brought to the Commission's attention the difference between "vape" and cigarette/tobacco stores. The City currently has two vape stores. Tobacco and cigarette stores should have less than 25% of their retail in vaping and vaping supplies. He states we should allow tobacco but disallow vaping stores.

Mayor Lickliger asked if **City Attorney Bob Wohler** went along with it. **Mr. Streiler** said yes, we did not have code in place when the existing vape stores were approved.

Mayor Lickliger said we can't outright ban but can restrict space. **Mr. Streiler** said the Board of Aldermen brought it up; he thought it was something the Board of Aldermen did not want in the City.

Mayor Lickliger said he did not see anything negative about it.

Commissioner Mullins said could they (vape stores) be restricted or required to submit conditional use permit? The rationale for restriction is because it might lead to them being Dispensaries for medicinal marijuana if and when marijuana use is legalized in Missouri.

Commissioner Halbrook said he believes it should be required to be commercial only; he brought up two points. 1) he used the example of Denver, Colorado and says marijuana dispensaries create an undesirable environment. 2) he said then in managing drugs, "shoot up safe centers" could arise. We need to put some restrictions in place before we have an issue. There was much discussion on the differences between the two types of retail establishments, with the potential for the introduction of marijuana dispensaries in Missouri, should the State law change with respect to the legalization of medical use marijuana or even personal usage of the controlled substance.

Mr. Streiler said with vape stores, there are paraphernalia issues. Tobacco/vape stores are to be conditional use only which allows the City to impose conditions on them, not in planned commercial.

Commissioner Crum commented that the tobacco ordinance was out of alphabetical order in the packet and **Mr. Streiler** said he was going to correct that error.

Commissioner Mullins discussed changes to the garage and carport language.

There was a discussion about all structures shall have a driveway like is required for garages, not in residential, only in other areas.

There was further discussion regarding commercial vehicles being stored in residential garages being against subdivision ordinances. **Commissioner Halbrook** specifically brought this up; this led to discussion of home-based businesses and the commercial vehicles that would be necessary for such businesses. It was proposed that no commercial vehicles could be stored in residential garages.

Commissioner Mullins asked **Alderman Schwaab** to carry the discussion regarding roofs and roofing material.

Commissioner Halbrook, who is also on the ARC, stated that the language on page 121 regarding the configuration of roofing material is vague. The ARC wants everything literal. It sets standards for the City. In his experience he likes it to be literal so there is no waiver that leaves the City open to lawsuit. With respect to "like" material, **Commissioner Halbrook** says he has had residents ask for steel roofing material. The City doesn't like that.

Mr. Streiler says the City should keep with that precedent. Appeals for variance should go to the Board of Aldermen. The discussion of what to keep in on Page 121 in the packet was that everything in red print should be struck, all in black shall stand.

Commissioner Henslee asked what is the reason to not allow metal roofs?

Alderman Schwaab replied that it is not homogenous with what is already here in the City.

Commissioner Castrop stated that there are now solar shingles, too. These should be addressed.

Mayor Licklider suggested putting language in where metal shingles are acceptable, not metal roof. He says architectural metal shingles may be considered by ARC.

Alderman Bruce Robb spoke up and explained how the Board of Aldermen addressed the metal roof issue. They did not have a reason to reject it; the intent was to allow the proposed metal roofs to be reviewed.

Commissioner Henslee said we are dictating what people can and can't do.

The discussion then turned to the percentage of apartment conditional use/planned commercial.

Mr. Streiler discussed floor area and said that there is no standard that we are dealing with; he believes regulation is needed. He asked do we want to allow apartments in planned commercial?

Commissioner Henslee vehemently stated No.

Commissioner Halbrook says we should look at the residential guidelines.

There was spirited discussion involving hypothetical situations about buildings being 2 story, with residential above, retail below, technically, a loft.

The conversation then turned to condos, duplexes and villas. Much discussion on Vanguard Apartments, did they "beat the system" and can we say we have enough rental property in the City and don't need any more. The point was mentioned why not restructure it to our specifications? There aren't a lot of things that would fit in that Vanguard area.

Alderman Robb says the generation out there is not wanting big houses. They want smaller spaces, less responsibility.

The discussion then led to waste bins and structures surrounding them, both residential as well as commercial. The Commission then returned to a lengthy discussion regarding the footprint of the apartments or other structures, the greenspace surrounding them with the 20%/80% requirement. The Commission members discussed land mass and acreage, with hypothetical surmises with potential for development elsewhere in the City.

Commissioner Mullins stated that our ground is best used for office space and the like, because we have been jumped over for retail by the Chesterfield developments, and O'Fallon and St. Peters retail corridors. We have tried to make as it friendly for businesses as we can. He

says business is our best bet. He then asked the other Committee members to think about this before the next work session.

City Administrator Michael Padella discussed changing Planning Commission percentage rates to make it more appealing.

The question was asked does the Architectural Review consider Vanguard as Commercial or Residential? The answer was Planned Commercial. There was much discussion on Planned Commercial vs. Residential in the use of trash enclosures.

There was discussion regarding Nursing Homes within the City. This is in reference to **Alderman Gerry Baker's** email to the Board and Planning and Zoning Commission. **Mr. Streiler** stated it is already in place at Breeze Park, which is Planned Commercial. There was conversation regarding Breeze Park's plans to expand beyond its current footprint. Planning and Zoning has the right and should add the Board of Aldermen to approve for across the board site plans and other proposals, not only for Breeze Park but for any future proposed development in Senior and Nursing care facilities.

B. Proposed Updates to Zoning Map (Discussion/Motion)

After all the prior discussion, which overlapped both the Amendments to the City Code as well as the Updates to the Zoning Map, **Commissioner Henslee** made a motion to approve the Updates and Amendments as written. **Commissioner Crum** seconded the motion. **Commissioner Mullins** called for a voice vote on the Motion. All voted in favor, there were no votes against or abstentions heard. The Motion passes.

WORK SESSION: There was no work session.

ADJOURNMENT: **Commissioner Henslee** made a Motion to adjourn the meeting. **Commissioner Castrop** seconded the Motion. All present voted in favor of adjournment. The Motion passed.
Chairman Meiners closed the meeting at approximately 9:15 PM.

Respectfully submitted,

Laura Brown, CCA
Deputy City Clerk