

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
PLANNING & ZONING COMMISSION
ON MONDAY, JUNE 2, 2025, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

A NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission will hold a meeting at seven thirty (7:30 PM) on June 2, 2025. The meeting will be held at Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri, 63304, with the following tentative agenda:

******Tentative Agenda******

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ELECTION OF OFFICERS**
- 5. APPROVAL OF MINUTES:**
 - A. February 3, 2025 – Planning & Zoning Regular Meeting Minutes
- 6. VISITOR'S/PUBLIC COMMENTS**
- 7. REPORT OF THE BOARD OF ALDERMEN**
- 8. NEW BUSINESS:**
 - A. Major Subdivision Final Plat for Persimmon Trace (formally known as 6101 Ozark Way) -
Discussion/Recommendations
- 9. ADJOURNMENT**

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

**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



CITY OF WELDON SPRING

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STAFF REPORT

To: Planning & Zoning Commission **Date:** 05/23/25

From: Steve Lauer, City Planner

Subject: Persimmon Trace Major Subdivision Final Plat

Cc: Mayor Don Licklider, City Administrator Don Stolberg, City Clerk Bill Hanks, City Engineer Bill Schnell & City Attorney Bob Wohler

Staff has reviewed the Persimmon Trace Final Plat submitted by The Sterling Company for the future subdivision at 6101 Ozark Way and presents the following report for your review and consideration.

BACKGROUND:

The applicant Fischer & Frichtel Custom Homes requests the approval of the major subdivision final plat for Persimmon Trace subdivision which consists of thirteen (13) lots on 9.548 acres of land. Under the RS-1/2 Single-Family Residential District the minimum lot size is twenty thousand (20,000) square feet. The lot sizes in Persimmon Trace range in size from 20,000 square feet to 22,459 square feet. The preliminary plat for this development was approved by the Planning & Zoning Commission on August 5, 2024.

PROJECT SUMMARY:

Area: 9.548 acres

Existing Zoning: RS-1/2, Single-Family Residential District

Adjacent Zoning:

North:	R-1, City of O'Fallon
South:	RS-1/2, Single-Family Residential
East:	RS-1/2, Single-Family Residential
West:	RS-1, Single-Family Residential

Public Service: School District – Francis Howell School District
Fire District – Cottleville Fire Protection District

Utilities: Water – Missouri American Water Company
Sewer – Duckett Creek Sanitary District
Electric – Ameren Missouri
Gas – Spire Missouri Inc.

STAFF COMMENTS & RECOMMENDATIONS

Figure 1: Aerial View



This construction plans for Persimmon Trace were approved by the City Engineer on November 14, 2024.

A sidewalk has been added for construction along Ozark Way between the two Redan Way entrances

For the landscape schedule, in addition to the existing trees being preserved on the property two hundred and thirty six (236) trees will be added to the development, with an additional seventeen (17) trees being planted off

site and the City will be reimbursed by fee for the remaining seventy (70) trees in lieu of planting additional trees off site.

No portion of the property will be reserved for recreational purposes. Pursuant to Section 410.630 of the Municipal Code, Fischer & Frichtel Custom Homes will deposit a cash payment of \$70,292.00 in lieu of land reservation.

Staff finds that the Persimmon Trace Subdivision Final Plat meets the technical requirements of Chapter 410 Subdivision Regulations and recommends approval of the Persimmon Trace Major Subdivision Final Plat.

