

*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, DECEMBER 1, 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 December 1, 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. APPROVAL OF MINUTES:**
  - A. June 2, 2025 – Planning & Zoning Regular Meeting Minutes
- 5. VISITOR'S/PUBLIC COMMENTS**
- 6. REPORT OF THE BOARD OF ALDERMEN**
- 7. PUBLIC HEARING:**
  - A. Conditional Use Permit (CUP-2025-01) Filed by Lonnie and Janice Eileen Vance (Owners) for the Purpose of Allowing a Ground-mounted Solar Energy System Use at 5012 Sammelman Road
  - B. Consideration of Proposed Amendments to the City of Weldon Spring's Zoning Regulations pertaining Short-term Rentals, Retaining Walls, and Protection of Natural Watercourses
- 8. NEW BUSINESS:**
  - A. Request for Conditional Use Permit (CUP-2025-01) – 5012 Sammelman Road  
**(Discussion/Recommendations)**
  - B. Zoning Code Amendments – Short-term Rentals, Retaining Walls, and Protection of Natural Watercourses **(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  
JUNE 2, 2025**

**CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, June 2, 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:

Commissioner Castrop	Commissioner Cooper
Vice Chairman Eash	Commissioner Foster
Mayor Licklider	Commissioner Marstall
Commissioner Wagner	Commissioner Wood

Commissioner Heyl, Commissioner Reiter, and Alderman Martiszus were absent. A quorum was present.

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

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

Vice Chairman informed the Commission that Chairman Szilasi passed away in March. He also introduced the two newest members to the Planning & Zoning Commission, which were Commissioner Cooper and Commissioner Wood.

**ELECTION OF OFFICERS:** Mayor Licklider made a motion to nominate Vice Chairman Eash as the new Chairman for the Planning & Zoning Commission and Commissioner Cooper as the new Vice Chairman. The motion was seconded by Commissioner Foster. The **motion carried** with 8 ayes.

**APPROVAL OF MINUTES:** Commissioner Wagner made a motion to approve the February 3, 2025, Planning & Zoning Commission meeting minutes as submitted, seconded by Commissioner Marstall. The **motion carried** with 8 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.

## NEW BUSINESS:

### **Major Subdivision Final Plat for Persimmon Trace (formally known as 6101 Ozark Way):**

Mr. Lauer (City Planner) told the Board Persimmon Trace Subdivision is 13 lots with the minimum lot size of twenty thousand (20,000) square feet. The lot sizes would range in size from twenty thousand (20,000) square feet to twenty-two thousand four hundred and fifty-nine (22,459) square feet. He stated that the City Engineer approved the construction plans on November 14, 2024, and he approved the demolition permit for the dog kennel on April 10, 2025. Mr. Lauer mentioned that a sidewalk has been added for construction along Ozark Way between the two Redan Way entrances.

Next, Mr. Lauer stated that thirty-six (36) 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. Mayor Licklider asked Chris DeGuentz, with Fisher & Frichtel Customs Homes, LLC, if he had been in communication with the homeowners across the street about the trees. Mr. DeGuentz stated that he has been in communication with one of the homeowner but has not reached out to the other homeowner as of yet because that property recently changed ownership.

Commissioner Wagner made a motion to recommend approval of the Persimmon Trace Record Plat, seconded by Commissioner Marstall. On a roll call vote, the **motion carried** as follow:

AYES: 8 –	Commissioner Castrop, Commissioner Cooper, Chairman Eash Commissioner Foster, Mayor Licklider, Commissioner Marstall Commissioner Wagner, and Commissioner Wood
NOES: 0 –	
ABSENT: 3 –	Commissioner Heyl, Commissioner Reiter, and Alderman Martiszus

## ADJOURNMENT:

Mayor Licklider made a motion to adjourn the meeting at 7:39 PM, seconded by Commissioner Wagner. The **motion carried** with 8 ayes.

Respectfully submitted,

---

William C. Hanks  
City Clerk

## **NOTICE OF PUBLIC HEARING**

### **City of Weldon Spring**

**NOTICE IS HEREBY GIVEN THAT** the City of Weldon Spring will conduct Public Hearings before the Planning & Zoning Commission at its regular meeting on Monday, December 1, 2025, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, and before the Board of Aldermen at its regular meeting on Thursday, December 11, 2025, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, to consider a request for a Conditional Use Permit (CUP-2025-01) filed by the Lonnie and Janice Eileen Vance (Owners) on November 3, 2025, for the purpose of allowing a ground-mounted solar energy system use. The land is currently zoned "RS1/2" Single-Family Residential District. The property that has been named in this application consists of approximately 4.6 acres and is located at 5012 Sammelman Road, which is located on an easement approximately 460 feet west of Sammelman Road. The entrance to said easement is located on Sammelman Road approximately 160 feet west of Ehlmann Farms Drive.

All interested parties are invited to appear and be heard at the time and date of said Public Hearing or to submit written comments by 7:30 PM on December 11, 2025, to the City Clerk, Bill Hanks, at City Hall or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org). Anyone with a disability requiring reasonable accommodation should contact City Hall at 636-441-2110 before the Hearing to make accommodations to attend.

For additional information please contact Bill Hanks, City Clerk, City of Weldon Spring, at (636) 441-2110 (ext. 103) or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org).

**NOTICE OF PUBLIC HEARING**  
**CITY OF WELDON SPRING**

## **NOTICE OF PUBLIC HEARING**

### **City of Weldon Spring**

**NOTICE IS HEREBY GIVEN THAT** given that the City of Weldon Spring will conduct a Public Hearing before the Planning & Zoning Commission on Monday, December 1, 2025, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, and before the Board of Aldermen on Thursday, December 11, 2025, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, concerning proposed amendments to the City's Zoning regulations, made in conformance with State Statutes and to update various zoning regulations (**pertaining to short term rentals, retaining walls, and protection of natural watercourses**).

The public is invited to attend. Also, written comments are welcome and should be submitted to the City Clerk, Bill Hanks at [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org). Anyone with disabilities needing assistance should contact City Hall at 636-441-2110 before the Hearing to make accommodations to attend.

For additional information please contact Steve Lauer, City Planner, at 636-441-2110 – ext. 106. Copies of all the proposed amendments are available for public inspection at the Weldon Spring City Hall and online at [www.weldonspring.org](http://www.weldonspring.org).

**NOTICE OF PUBLIC HEARING**  
**CITY OF WELDON SPRING**



# CITY OF WELDON SPRING

5401 Independence Road  
Weldon Spring, MO 63304  
phone: (636) 441-2110  
fax: (636) 441-8495  
[www.weldonspring.org](http://www.weldonspring.org)

## STAFF REPORT

**To:** Planning & Zoning Commission

**Date:** 11/21/25

**From:** Steve Lauer, City Planner

**Subject:** 5012 Sammelman Road Conditional Use Permit (CUP) Request

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

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### **BACKGROUND:**

Application Number:	CUP-2025-01
Property Address:	5012 Sammelman Road
Property Owner:	Lonnie & Janice Eileen Vance
Applicant:	Lonnie Vance
Current Zoning:	RS $\frac{1}{2}$ , Single-Family Residential
Current Use:	Low Density Residential
Proposed Use:	Ground-mounted Solar Energy System
2015 Comprehensive Plan:	Low Density Residential
Area:	4.6 acres
Location:	5012 Sammelman Road, which is located an easement approximately 460 feet west of Sammelman Road. The entrance to said easement is located on Sammelman Road approximately 160 feet west of Ehlmann Farms Drive

**Adjacent Land Uses  
& Zoning:**

Direction	Zoning	Current Land Use
North	RS½	Low Density Residential
South	RS½ & R-1 - City of St. Peters	Low & Medium Density Residential
East	RS½	Low Density Residential
West	R-1(A) - City of St. Peters	Medium Density 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 – Cuivre River Electric Cooperative, Inc.  
Gas – Spire

**ANALYSIS:**

The applicant is seeking approval for a conditional use permit to construct a ground-mounted solar energy system. The proposed system will be in the rear yard of the property and shall not exceed twenty (20) feet in height. All wiring associated with the system shall be underground. A floodplain development permit will be required if the proposed system is located within the one hundred (100) year floodplain area.

**SITE VIEW:**



**CONDITIONAL USE PERMIT (CUP) CRITERIA:**

- 1) According to the Renewable Energy Systems regulations (Chapter 430), ground mounted

solar energy systems shall be considered an accessory use in all zoning districts and shall require a Conditional Use Permit. In accordance with Article IX: Conditional Use Regulations, notice of the public hearing was made in the local newspaper with general circulation on November 13, 2025, and mailed to all owners within 500' of the subject site on November 14, 2025, and public hearings were scheduled for the December 1, 2025, Planning & Zoning Commission Meeting and the December 11, 2025 Board of Aldermen Meeting. After the public hearing, the Planning and Zoning Commission shall review the application based on evidence presented during the public hearing. Consideration should be given to the effect of the requested use on the health, safety, morals, and general welfare of the residents of the area in the vicinity of the property in question and the residents of the City generally.

In considering the conditional use, the Planning and Zoning Commission shall also consider the following standards and ensure the Commission's response to each is in the affirmative.

1. Whether the proposed conditional use is consistent with the City's Comprehensive Plan and will not impede normal orderly development of the neighborhood.

There will be no change in the land use of the parcel which currently conforms to the comprehensive plan. The proposed use will not impede the development of the neighborhood.

2. The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values.

The proposed site is below the elevation of the two adjacent subdivisions in the City of St. Peters. The majority of the adjacent land in these subdivisions is common ground. There are only two lots in the Highlands Subdivision, which are adjacent. An evergreen buffer is recommended in this area. There should be no negative impact on surrounding property values.

3. The comparative size, floor area, mass and general appearance of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

The proposed structure is nine hundred eighty (980) square feet in size. The closest dwelling unit is approximately four hundred (400) feet away.



4. The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.

There will be no increase in traffic from the proposed use.

5. The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.

There should be no added noise from the proposed use.

6. The impact of night lighting in terms of intensity, duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

The proposed unit will not be lit at night.

7. The impact of the landscaping of the proposed use in terms of landscaped areas, buffers and screens.

A landscape plan needs to be provided for evergreen planting that would help to buffer the units when the leaves fall off the surrounding deciduous trees.

8. The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.

The proposed site is a single purpose structure and could be removed if not in use.

9. Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection.

There are no nearby facilities that require special protection.

#### **RECOMMENDATION:**

City staff recommends approval of this conditional use application with the following Conditions:

1. Evergreen trees need to be planted along the existing interior tree line that abuts the lots in the Highlands Subdivision in the City of St. Peters.

2. If the solar-mounted energy system ceases operation and is no longer in use, it must be removed from the site within ninety (90) days after operation has ceased.

100V

# PHOTOVOLTAIC GROUND MOUNT SYSTEM

(21.93 KW DC / 16.32 KW AC)  
5012 SAMMELMANN RD, WELDON SPRING, MO 63304, USA (38.7265484, -90.6351642)

SYSTEM SUMMARY STC (21.93 KW DC / 16.32 KW AC)  
STC AC (16.32 KW)  
STC DC (21.93 KW)

- (B1) JINKO SOLAR JSM432N-SH14.9 MODULES
- (P1) ENPHASE ENERGY INC. MICRO-72-A-US 240V MICROINVERTERS
- 4x BRANCHES OF 10 CONNECTED IN PARALLEL
- 1x BRANCH OF 11 CONNECTED IN PARALLEL

## GOVERNING CODES

- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2014 NFPA 70 - NATIONAL ELECTRICAL CODE

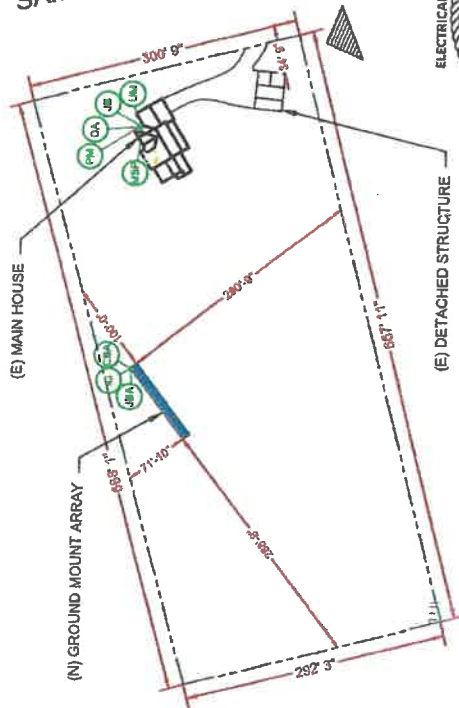
## GENERAL NOTES

- 1) ALL ELECTRICAL SWITCHES, ETC. SHALL HAVE SUFFICIENT GUTTER SPACE AND CLEARANCE WITH UL REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN.
- 2) THIS SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE JURISDICTION AND UTILITY IS OBTAINED.
- 3) ALL EXPOSED ELECTRICAL EQUIPMENT INCLUDING THOSE THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT SHALL BE WEATHERPROOFED AND SHALL BE LISTED BY "UL" FOR THE TYPE OF EQUIPMENT AND "UL" LABEL SHALL APPEAR ON ALL ELECTRICAL EQUIPMENT.
- 4) WIRING METHOD SHALL BE ENT ABOVE GROUND MOUNTED IN CONCEALED SPACES (UNLESS APPROVED OTHERWISE) AND SCHEDULE-40 CONDUIT BELOW GROUND INSTALLATIONS UNLESS NOTED OTHERWISE.
- 5) ALL CONDUIT SHALL BE SECURED IN PRIORS TO ALL PORTIONS OF THE ARRAY SHALL BE SECURED IN PRIORS TO ALL PORTIONS OF THE ARRAY.
- 6) IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE CONDUCTOR IF NECESSARY.
- 7) THE AC DISCONNECT SHOULD BE LOCATED WITHIN 4 FT OF THE TAP LOCATION.

## SHEET INDEX

COVER PAGE
PV-1
PV-2
PV-3
PV-3.1
PV-4
PV-5
PV-6
PV-7
PV-7+
ARRAY LOCATION(S)
HOUSE PHOTO
VICINITY MAP

SAMMELMANN ROAD



ELECTRICAL ONLY

(E) DETACHED STRUCTURE



Wysling Consulting, PLLC  
76 N Meadbrook Drive, Alpha UT 80004  
Missouri CEA # 230007943  
Signed 11/14/2025

SITE PLAN  
SCALE 1/128" = 1'-0"

## LEGEND

- NEW PV MODULE
- FRONT OF HOUSE
- DIMENSIONS
- PROPERTY LINE
- OBSTRUCTION
- JB JUNCTION BOX (NEW)
- AC JUNCTION BOX (NEW)
- AC COMBINER PANEL (NEW)
- AC DISCONNECT FUSED (NEW)
- IG IQ GATEWAY (NEW)
- MSP MAIN SERVICES PANEL (EXISTING 200A)
- PM RESERVE GRADE METER (NEW)
- UM UTILITY METER (EXISTING)

SUSTAINABLE  
SOLAR LLC  
1001 S. 10TH AVE. SUITE 200  
WELDON SPRING, MO 63304  
PHONE: 636.330.4444  
EMAIL: info@sustainable-solar.com

CONTRACTOR: SUSTAINABLE SOLAR LLC  
OWNER: NEW WELDON SPRING, MO 63304  
PROJECT: PHOTOVOLTAIC GROUND MOUNT SYSTEM  
DATE: 11/14/2025  
DRAWN BY: J. ELVESTAD  
CHECKED BY: G. THOMAS  
PROJECT NUMBER: PV-1

REVISIONS  
DATE  
BY  
DESCRIPTION

DATE: 11/14/2025

HOMEOWNER INFO

5012 SAMMELMANN RD,  
WELDON SPRING, MO 63304, USA  
APR 3-01-20-0282-00-0023.1100000  
PHONE: +16363304444  
EMAIL: RAUTCHELL@SUSTAINABLESOLARLLC.COM

COVER PAGE

COVER PAGE

ANSI/B  
11" X 17"  
SHEET NUMBER  
PV-1



HOUSE PHOTO  
SCALE: NTS



VICINITY MAP  
SCALE: NTS

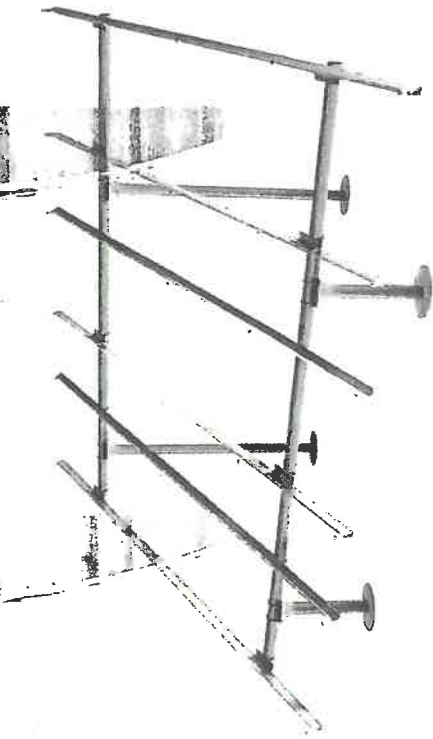








## Ground Mount System



### All-Terrain Mounting

The IronRidge Ground Mount System combines our XR1000® or XR1000® rails with locally-sourced steel pipes or mechanical tubing, to create a cost-effective structure capable of handling any site or terrain challenge. Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options—including concrete piers, ground screws, helical or driven piles, and above-ground ballast blocks.



**Rugged Construction**  
Engineered steel and aluminum components ensure durability.



**UL 2703 Listed System**  
Meets newest UL 2703 standard for solar racking.



**Flexible Architecture**  
Multiple foundation and array configuration options.



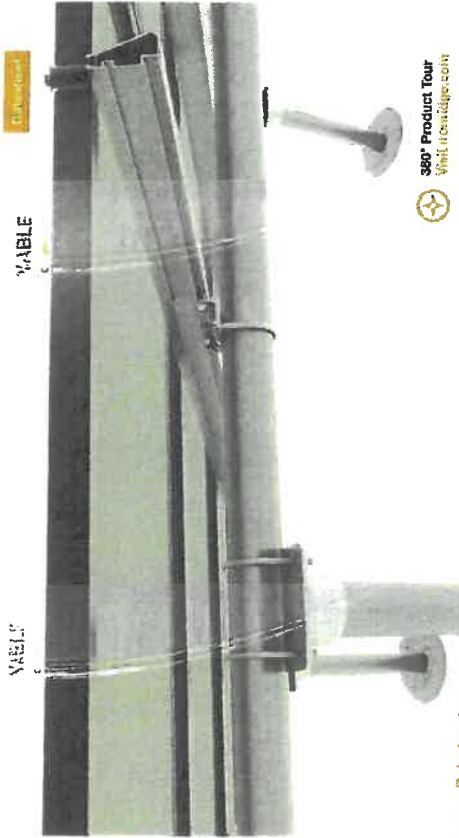
**PE Certified**  
Pre-stamped engineering letters available in most states.



**Design Software**  
Online tool generates engineering values and bill of materials.



**25-Year Warranty**  
Products guaranteed to be free of impairing defects.



## VABLE

Design your VABLE



**360° Product Tour**  
Visit [vablenet.com](http://vablenet.com)

### Substructure

#### Top Caps



Connect vertical piers with cross pipes or tubing.

#### Bonded Rail Connectors



Attach and bond XR Rails® to cross pipes or tubing.

#### Diagonal Braces



Optional brace provides additional support.

#### Cross Pipes & Piles



Steel pipes or mechanical tubing for substructure.

### Rail Assembly

#### XR1000® & XR1000® Rails



Curved XR Rails® increase load capacity and spanning capabilities. See bonded modules to rails.

#### UFC®



Snap onto the UFC® to turn into a bonded end clamp.

#### Stopper Sleeves



Bond modules to rails while staying completely hidden.

#### CAMO



### Resources



**Design Assistant**  
Get from rough layout to fully engineered system. For free. Go to [vablenet.com/design](http://vablenet.com/design)



**NABCEP Certified Training**  
Earn free participating education credits, while learning more about our systems. Go to [vablenet.com/training](http://vablenet.com/training)

**SUSTAINABLE SOLAR**  
WELDON SPRING, MO 63304

CONTACT: SUSTAINABLE SOLAR LLC  
1001 W. WELDON SPRING RD.  
WELDON SPRING, MO 63304  
PHONE: 660.222.2222  
EMAIL: [info@sustainable-solar.com](mailto:info@sustainable-solar.com)

REVISIONS	DATE	BY
DESCRIPTION		

SIGNATURE & SEAL

FOR ENGINEER INFO

LONNIE VANCE  
5012 SAMMELMANN RD.  
WELDON SPRING, MO 63304, USA  
APN: 3-0120-0282-00-0023, 11000000  
PHONE: +16603734845  
EMAIL: [RMATCHELL@SUSTAINABLESOLARLLC.COM](mailto:RMATCHELL@SUSTAINABLESOLARLLC.COM)

**EQUIPMENT SPECIFICATION**

SHEET NAME

SHEET SIZE

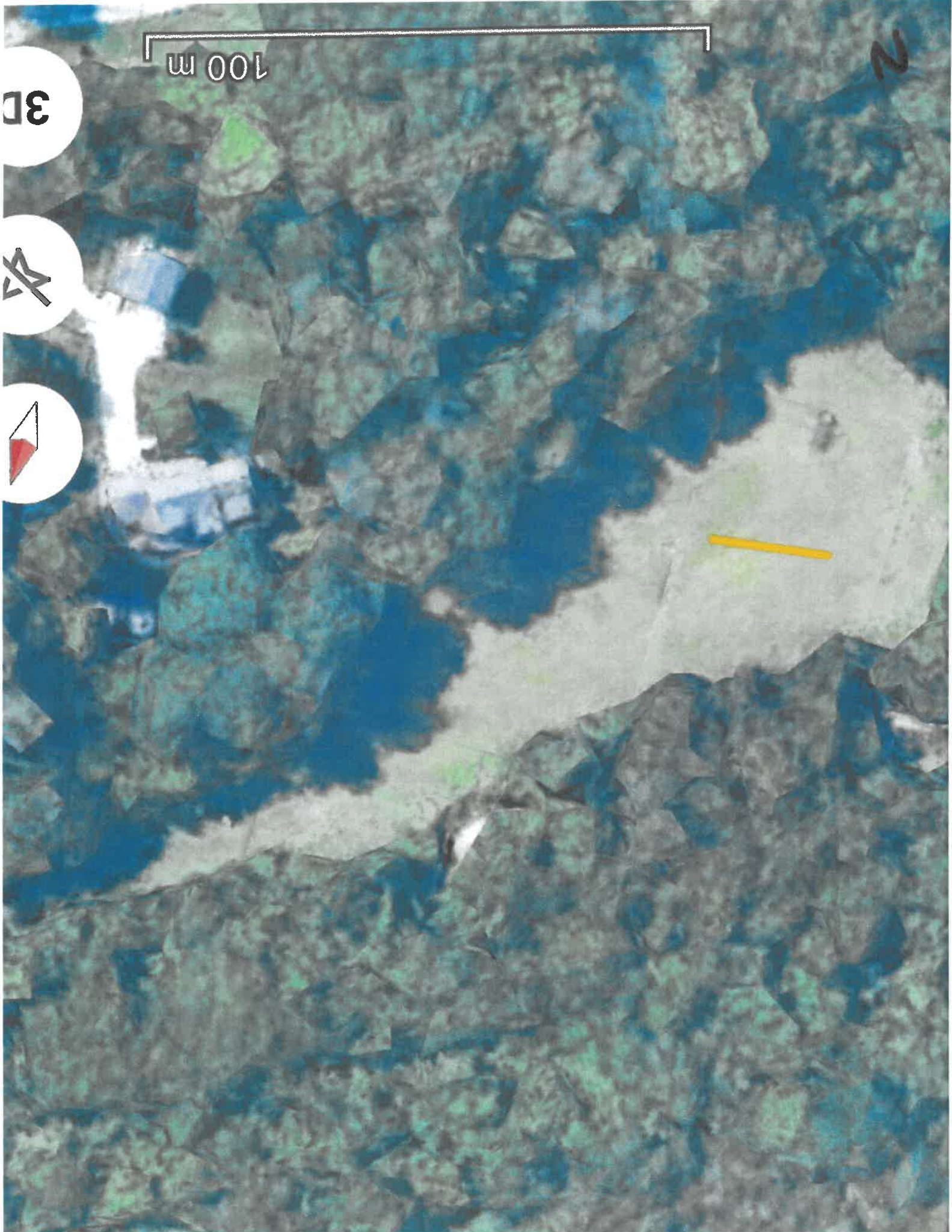
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11" X 17"

SHEET NUMBER

PV-16





100 m

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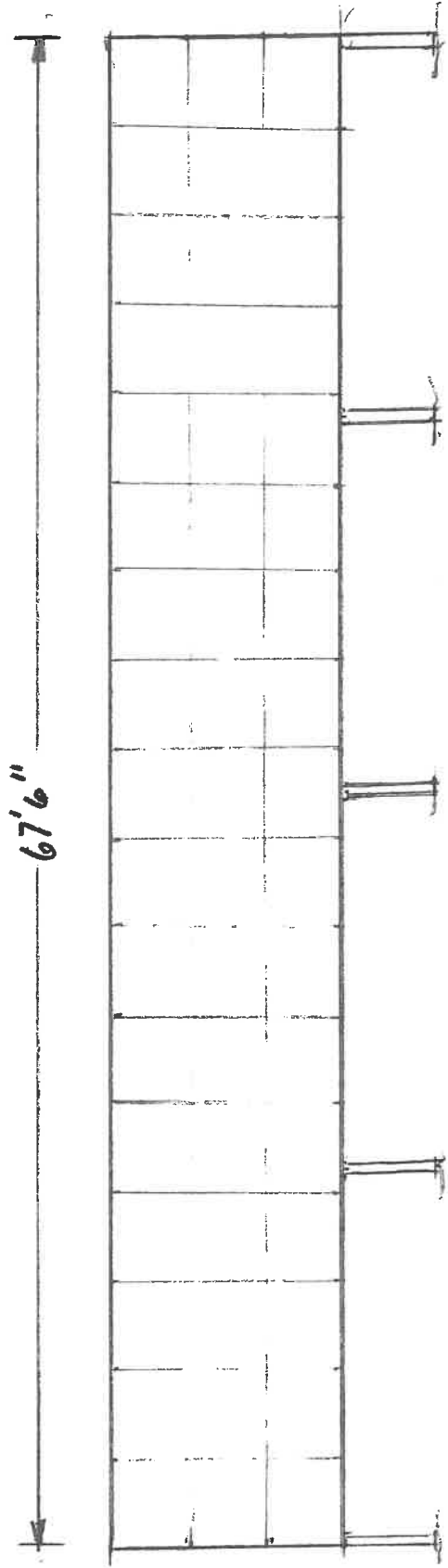
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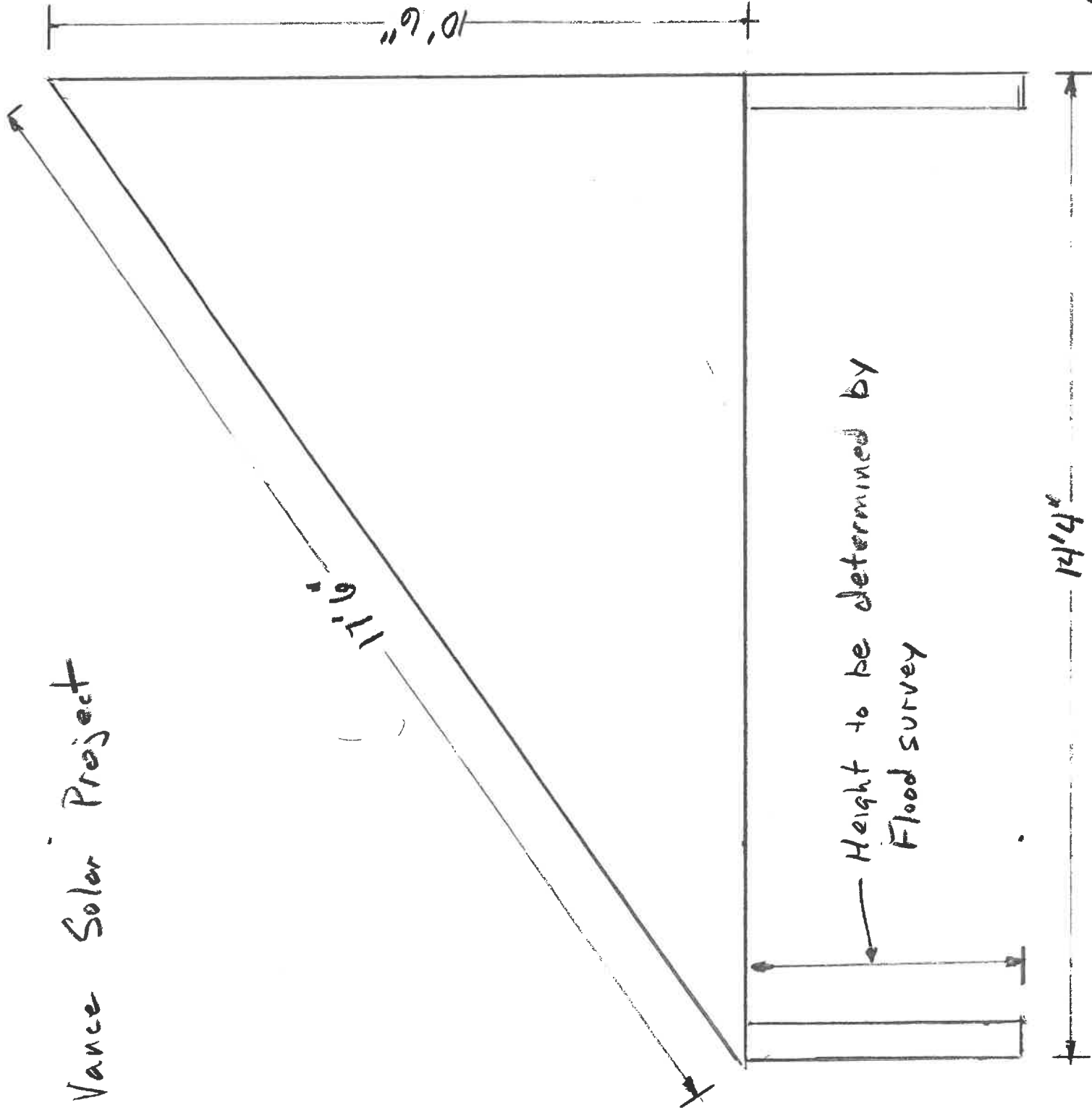




$$\frac{1}{8}'' = 1'$$

Vance Solar Project

# Vance Solar Project



## **STAFF REPORT – December 1, 2025 PLANNING & ZONING COMMISSION MEETING**

### **1. Zoning Code Amendments**

- A. Short-Term Rentals** – In the current zoning codes, short-term rentals are defined and list the applicable zoning districts with basic procedures. There is not a section in the municipal code to provide specific requirements and procedures that are needed. The proposed amendment will provide a more precise definition of short-term rental and a specific section (405.215 (C)) of the municipal code to provide the necessary standards
- B. Retaining Walls** – The proposed amendments to the retaining wall regulations reflect the procedures that are being followed by the Community Development Department.
- C. Protection of Natural Watercourses** – The current subdivision regulations list stream valleys, swales, springs, and other lowland areas for all subdivisions and sensitive area disturbance in conservation subdivisions. These regulations are not specific in the required setback for the protection of natural watercourses in subdivisions. The proposed regulations will establish a minimum width twenty-five (25) feet for the vegetated buffer along all natural watercourses which will cover all existing parcels & lots as well as any proposed subdivision.

\*\*\*\*\*  
**AN ORDINANCE AMENDING SECTIONS 405.020 & 405.215  
OF THE MUNICIPAL CODE OF THE CITY OF WELDON SPRING,  
MISSOURI, TO CREATE REGULATIONS FOR SHORT-TERM  
RENTALS AND MATTERS RELATING THERETO**  
\*\*\*\*\*

**WHEREAS**, Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Section 89.060 of the Missouri Revised Statutes; and

**WHEREAS**, the City has experienced a notable increase in the use of residential properties as short-term rentals, and the Board of Aldermen finds it necessary to adopt reasonable regulations to preserve the character of residential neighborhoods and protect the health, safety, and welfare of residents; and

**WHEREAS**, said notices of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on \_\_\_\_\_, and the Public Hearing held by the Board of Aldermen on \_\_\_\_\_; and

**WHEREAS**, the Board of Aldermen has considered the recommendations of the Planning and Zoning Commission and finds the proposed amendments to be in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, AS FOLLOWS:**

**SECTION 1:** That Section 402.020 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and stricken] type):

Section 402.020:      Definition of Terms

~~[SHORT TERM RENTALS (AIR B&B AND VRBO)]~~

~~The ongoing use and occupancy of a legally existing, owner-occupied single family residence in the City's "AG," "RS-3," "RS-2" and "RS-1" Zoning Districts for less than thirty (30) days and shall require a business license, registry of renters, conditional use permit regulating the frequency of use, occupancy, and any other requirements as determined by the Board of Aldermen].~~

**SHORT-TERM RENTALS: A rental of any legally permitted dwelling unit, or a portion of such a legally permitted dwelling unit for a period of less than thirty (30) consecutive days to a specific renter.**

**SECTION 1:** That Section 405.215 of the Municipal Code is hereby amended to include

a subsection (C) and as follows:

**C. Short-Term Rentals**

1. Short-term rentals, as defined in Section 402.020, shall be a permitted use subject to registration with the City and compliance with the following standards:
  - a. Short-term rental shall be restricted to the dwelling unit. Use of accessory structures for sleeping accommodation is prohibited.
  - b. The short-term rental shall be clearly incidental and secondary to the residential use of the premises, shall not alter the residential character of the dwelling, and shall not create incompatibility or disturbances within the neighborhood.
  - c. Short-term rental shall not result in any structural alterations or additions to the dwelling that will change its primary use as a single-family dwelling, subject to the review of the zoning commissioner.
  - d. An occupancy inspection must be conducted by a City-approved licensed residential inspector prior to the issuance of a business license. All costs associated with the inspection shall be borne by the property owner or manager.
  - e. A valid short-term rental business license must be obtained from the City of Weldon Spring prior to operation.
  - f. The property owner shall maintain a record of the name, address, and telephone number of each renter for a period of two (2) years and shall provide such information to the City upon request.
  - g. The rental period for short-term rental shall not exceed thirty (30) days for one (1) individual or group of individuals. However, at his/her discretion the zoning commissioner may allow the rental period to exceed thirty (30) days in the case of extenuating circumstances.
  - f. The rental operation shall not generate increased on-street parking that adversely affects traffic flow or impedes emergency vehicle access. No renter shall be allowed to have

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

more than two vehicles, one of which could be parked on the street.

- g. On-site advertising or signage indicating the presence of a short-term rental is strictly prohibited.
- h. Maximum occupancy shall be determined by the number of bedrooms available for rental use within the dwelling, consistent with applicable occupancy standards.
- i. The owner or local contact shall use reasonably prudent business practices to insure that the occupants and/or guests of a short-term rental property do not create unreasonable noise or disturbances, engage in disorderly conduct or violate any applicable law, ordinance, rule or regulation pertaining to the use and occupancy of the short-term rental property.
- j. The owner shall use reasonable, prudent business practices to insure that the short-term rental property is used in a manner that complies with all applicable Statutes, ordinances, rules and regulations pertaining to the use and occupancy of the short-term rental.
- k. The property owner or manager shall comply with all other applicable provisions of the City of Weldon Spring Municipal Code.
- l. Violation of those code provisions shall be subject to prosecution which could result in fines for each day of violation up to \$500.00, as well as loss of permit.

**SECTION 3:** This ordinance, and the code adopted hereby, shall be in full force and effect from and after its passage and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Clutter	_____	_____	_____
Conley	_____	_____	_____
Culver	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_

\*\*\*\*\*  
AN ORDINANCE AMENDING THE FOLLOWING SECTIONS  
(402.020 AND 405.160(H)) OF THE WELDON SPRING, MISSOURI,  
MUNICIPAL CODE AND MATTERS RELATING THERETO  
\*\*\*\*\*

**WHEREAS**, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Section 89.060 of the Missouri Revised Statutes; and

**WHEREAS**, said notices of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on \_\_\_\_\_, and the Public Hearing held by the Board of Aldermen on \_\_\_\_\_ and \_\_\_\_\_

**WHEREAS**, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation to the Board of Aldermen for consideration; and

**WHEREAS**, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:**

**SECTION 1:** That Section 402.020 of the Municipal Code is hereby amended as follows (deleted text shown in [~~bracket and stricken~~] type):

Section 402.020      Definition of Terms

**Wall:** When referring to fences and walls, a wall is a fence, as herein defined, that is typically constructed of masonry, stone or similar material and situated in a yard, but not including a [~~retaining wall or~~] wing wall as herein defined.

**SECTION 2:** That Section 405.160(H) of the Municipal Code is hereby amended as follows (added text is shown in highlighted boldface and italic type, deleted text shown in [~~bracket and stricken~~] type):

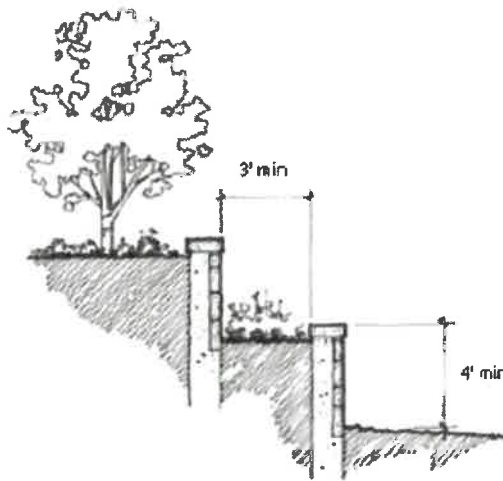
Section 405.160      Fences and Walls

H. Retaining Walls.



1. Retaining walls shall be constructed of masonry retaining wall blocks or individually placed boulders, except that head walls or toe walls which are part of a stormwater control structure may be constructed of reinforced concrete.
2. Existing walls which have deteriorated may be rebuilt in their current configuration.
3. New retaining walls shall not exceed three (3) feet in height in front yards, and shall not exceed four (4) feet in height in other required yards.
4. Walls higher than the above limits may be constructed in a stair stepped or tiered fashion provided that there is a minimum of three (3) feet of horizontal space between adjacent walls. A series of walls thus constructed may not be steeper than a 4:3 (height to width) ratio.
5. Stair stepped walls are subject to approval by the Architectural Review Commission. Walls exceeding the above height limitations may be allowed, subject to approval by the Architectural Review Commission. Such approval shall be based on consideration of unique practical difficulties in complying with the above height limitations, safety, and on the aesthetic impact of a taller wall.

**6. Retaining walls cannot be located within any easement**



[6.] 7. ~~[Building permits]~~ A multi-purpose land use permit is ~~[are]~~ not required for any wall ~~[s-less-than]~~ which does not exceed three (3) feet in height.

[7.] 8. Plans for new walls over four (4) feet in height, with or without a stair stepped configuration, must be ~~[approved]~~ sealed by a ~~[licensed]~~ Missouri Registered Professional Engineer. This requirement also applies to rebuilding an existing wall over four (4) feet in height. The sealed plans must be specific to the location and retaining wall(s) being proposed.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

[8.] **9.** Retaining walls over four (4) feet in height shall be provided with a fence or guard on the high side not less than forty-two (42) inches high whenever the walls are located closer than two (2) feet on the high side, to a walk, path, , parking lot, driveway, playground or general access by the public. Also, whenever the wall may pose a safety hazard, the Zoning Commissioner [~~ef~~] **or** the Architectural Review Commission may require that a fence or [~~guard~~] **barrier** not less than forty- two (42) inches high be installed on any retaining wall.

**SECTION 3:** This Ordinance shall be in full force and effect upon its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

To approve Bill

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Clutter	_____	_____	_____
Conley	_____	_____	_____
Culver	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Lickliden	_____	_____	_____

Absent: \_\_\_\_\_

\*\*\*\*\*

**AN ORDINANCE ENACTING A NEW ARTICLE (ARTICLE V-A)  
OF THE MUNICIPAL CODE OF THE CITY OF WELDON SPRING,  
MISSOURI, TO CREATE REGULATIONS FOR THE PROTECTION OF  
NATURAL WATERCOURSES AND MATTERS RELATING THERETO**

\*\*\*\*\*

**WHEREAS**, Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Section 89.060 of the Missouri Revised Statutes; and

**WHEREAS**, the City has experienced an increase in the development along natural watercourses, and the Board of Aldermen finds it necessary to adopt reasonable regulations to preserve the character of residential neighborhoods and protect the health, safety, and welfare of residents; and

**WHEREAS**, said notices of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on \_\_\_\_\_, and the Public Hearing held by the Board of Aldermen on \_\_\_\_\_; and

**WHEREAS**, the Board of Aldermen has considered the recommendations of the Planning and Zoning Commission and finds the proposed amendments to be in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, AS FOLLOWS:**

**SECTION 1:** That Article V-A of the Municipal Code is hereby enacted as follows:

**Article V – A . Regulations for the Protection of Natural Watercourses**

**Section 405.2051 Findings and Policy.**

A. Vegetated buffers adjacent to natural watercourses provide numerous environmental protection and resource management benefits that can include the following:

1. Reducing flood impacts by absorbing peak flows and slowing the velocity of floodwaters;
2. Benefitting the community economically by minimizing encroachment on natural watercourses and the need for costly engineering solutions; by reducing property damage and threats to safety of watershed residents; by contributing to the scenic beauty and environment of the community, and thereby preserving the character of the community,

improving the quality of life of its residents, and increasing the value of their property;

3. Providing infiltration of stormwater and runoff, and reducing impervious surfaces;
4. Stabilizing banks of natural watercourses;
5. Reducing sediment and erosion along natural watercourses;
6. Removing pollutants from stormwater;
7. Restoring and maintaining the chemical, physical and biological integrity of the water resources;
8. Maintaining base flows of natural watercourses;
9. Contributing organic matter that is a source of food and energy for the aquatic ecosystem;
10. Providing tree canopy to shade natural watercourses;
11. Providing habitat to a wide array of wildlife by maintaining diverse interconnected riparian vegetation;
12. Furnishing recreational opportunities; and
13. Allowing areas for natural watercourses to meander naturally reducing infrastructure and property damage.

B. It is the policy of the City of Weldon Spring to protect and maintain the native vegetation adjacent to natural watercourses by implementing specifications for the establishment, protection and maintenance of a vegetated buffer along all natural watercourses under Weldon Spring's jurisdiction which are left in their natural state.

**Section 405.2052 Purpose.**

The purpose of this Article is to establish minimal acceptable requirements for the design of vegetated buffers to protect the natural watercourses of all watersheds within the corporate limits of the City of Weldon Spring which are left in their natural state; to protect the water quality of watercourses, reservoirs, lakes and other significant water resources within these watersheds; to protect riparian and aquatic ecosystems within these watersheds; to provide for the environmentally sound use of land and aquatic resources within these watersheds.

**Section 405.2053 Scope of Application and Requirement.****A. Application**

1. This Article shall apply to all proposed development except for that development which meets waiver or adjustment criteria as provided in this Article.
2. This Article shall apply to surface mining operations except that this Article's standards in Section 405.2055 shall not apply to active surface mining operations that are operating in compliance with Missouri Department of Natural Resources surface mining permit.
3. Except as provided in Section 405.2056(A) and Section 40.,2056(B)(5), this Article shall not apply to land used primarily for agricultural or farming purposes.

**B. Requirements**

1. All natural watercourses depicted on the most current United States Geological Survey (U.S.G.S) 7.5 Minute Series (Topographic) Maps for the City of Weldon Spring, Missouri, shall be left in their natural state.
2. All natural watercourses left in their natural state shall be flanked with vegetated buffers meeting the requirements of this Article.
3. Within such vegetated buffers, there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Section 405.2056 of this Article.
4. Development along natural watercourses that are left in their natural state shall have residential, commercial or industrial improvements, parking areas, driveways and in all subdivisions, except those with lots three (3) acres or larger in size, lot lines set back from the top of the existing stream bank or the 10-year, twenty-four (24) hour or 15-year, twenty (20) minute water surface elevation where no established top-of-bank can be determined, all as provided by this Article. In the case of subdivision plats, except those with lots three (3) acres or larger in size, the watercourse and the above-mentioned setback area shall be preserved and made the responsibility of the subdivision trustees. In the case of a subdivision with lots three (3) acres or larger in size, site plan, commercial, industrial or private site, the watercourse and the above-mentioned setback area shall be preserved and made the responsibility of the property owner(s). Permanent vegetation and existing ground elevation and grades within the above-mentioned

setback area shall be left intact and undisturbed, except as permitted by this Article.

**Section 405.2054 Plan Requirements.**

- A. A vegetated buffer plan shall be submitted in conjunction with or as part of any grading plan, area plan, or site plan for any development (if such grading plan, area plan, or site plan is required by the Ordinances of the City of Weldon Spring), and the vegetated buffer shall be clearly delineated on any grading plan, area plan, or site plan.
- B. The vegetated buffer plan shall contain the following information:
  - 1. A location or vicinity map;
  - 2. Field-surveyed natural watercourses which are left in their natural state;
  - 3. Field-surveyed vegetated buffers adjacent to natural watercourses which are left in their natural state;
  - 4. Proposed clearing or grading limits;
  - 5. Limits of the 100-year flood plain and floodway as identified on the official FIRM.
- C. Boundary markers locating the boundaries of vegetated buffers and the clearing/grading limits shall be installed prior to final approval of the required clearing and grading plan.

**Section 405.2055 Minimum Standards for Vegetated Buffers.**

- A. A vegetated buffer for a natural watercourse which is left in its natural state shall consist of a vegetated strip of land extending along both sides of a natural watercourse.
- B. The vegetated buffer shall begin at the edge of the bank of the natural watercourse.
- C. For those sites where vegetation does not exist, developers or owners shall allow the vegetated buffer to succeed naturally.
- D. The minimum width of the vegetated buffer shall be:
  - 1. Twenty-five (25) feet along all natural watercourses left in their natural state.

- E. The following land uses and/or activities are designated as potential water pollution hazards and must be set back from any natural watercourse left in its natural state by the distance indicated below:
1. Drain fields from on-site sewage disposal and treatment systems (i.e., septic systems)—one hundred (100) feet;
  2. Raised septic systems—two hundred fifty (250) feet.

**Section 405.2056      Management and Maintenance of Vegetated Buffer**

- A. Installation or removal of berms or dams across natural watercourses that are depicted on the most current United States Geological Survey 7.5 Minute Series (Topographic) Maps for the City of Weldon Spring, Missouri, that cause or caused the impoundment of stormwater are permitted only with the approval of the Governing Body.
- B. The vegetated buffer shall be managed to enhance and maximize its value and effectiveness. Management includes specific limitations on altering the natural conditions of the buffer. The following practices and activities are permitted only with the express written approval of the City Engineer:
1. Clearing of existing vegetation;
  2. Soil disturbance by grading, stripping, or other practices;
  3. Filling or dumping;
  4. Drainage by ditching;
  5. Installation or removal of berms or dams across natural watercourses that are not depicted on the most current United States Geological Survey 7.5 Minute Series (Topographic) Maps for the City of Weldon Spring, Missouri, that cause the impoundment of stormwater.
- C. The following structures, practices and activities are permitted in the vegetated buffer, with specific design or maintenance features, subject to the review by the City Engineer
1. Roads, bridges and utilities (including sanitary and storm sewers). The right-of-way shall be the minimum width needed to allow for maintenance access and installation. The angle of the right-of-way or utility crossing shall be perpendicular to the natural watercourse or vegetated buffer in order to minimize clearing requirements. Plats, area plans, and site plans shall include only the minimum number



possible of such crossings.

2. Paths, including hard-surfaced trails.
- D. Buffer restoration projects approved by the City Engineer are permitted within the vegetated buffer.
  - E. Water quality monitoring and stream gauging are permitted within the vegetated buffer.
  - F. Trash and debris and individual trees within the vegetated buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the natural watercourse may be removed.
  - G. Material dredged or removed during development authorized under this Section shall be stored outside the vegetated buffer.
  - H. All plats, plans, and all improvement plans shall clearly:
    1. Show the boundaries of any vegetated buffer on the subject property;
    2. Provide a note to reference any vegetated buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Section 405.2056 of the Ordinances of the City of Weldon Spring.

#### **Section 405.2057      Waiver or Adjustment**

- A. City Engineer or his/her designee may grant a waiver allowing the vegetated buffer to be disturbed only in cases of public purpose and necessity or only upon the Engineer's approval of designed streambank or site-development erosion control measures.

#### **Section 405.2058      Violations and Enforcement.**

- A. The Zoning Commissioner shall enforce the provisions of the foregoing Sections of this Article as provided in Sections 405.500 through 405.530 of the municipal code of the City of Weldon Spring.
- B. Anyone who knowingly makes any false statements in any application, record or plan required by this Article shall upon conviction be punished by a fine of not more than five hundred dollars (\$500.00) for each violation.

**SECTION 2:** This ordinance, and the code adopted hereby, shall be in full force and effect from and after its passage and approval.

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF  
WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Clutter	_____	_____	_____
Conley	_____	_____	_____
Culver	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Lickliden	_____	_____	_____

Absent: \_\_\_\_\_