

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
SEPTEMBER 13, 2021**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, September 13, 2021, 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 Commissioner Szilasi.

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

Commissioner Eash	Commissioner Castrop
Commissioner Foster	Commissioner Halbrook
Commissioner Marstall	Commissioner Heyl
Chairman Szilasi	Alderman Martiszus
Mayor Licklider	

Commissioners Reiter and Nabholz were absent. Also, present was Bill Hanks (City Clerk), and Steve Lauer (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Commissioner Eash made a motion to approve the August 2, 2021, minutes as written, seconded by Commissioner Foster. The **motion carried** with 9 ayes.

CITIZEN COMMENTS:

Janet Kolb, 300 Wolfrum Road: She stated that she is speaking as a business owner (Kolb Grading) and not as an elected official. She stated that she found the language used for shipping containers to be very confusing. Furthermore, she believes the City needs to quit comparing the aesthetics of the light industrial park to the aesthetics of a residential subdivision. Moreover, she feels that these types of restrictions would create an unnecessary burden on businesses because the current shipping containers are not really a safety concern and the city would be asking thee business owners to spend labor hours and money to comply with the new restrictions.

REPORT OF THE BOARD OF ALDERMEN: Alderman Martiszus stated that the biggest thing the Board is working on is to approve the FY 2022 Budget.

UNFINISHED BUSINESS:

Chapter 400 Zoning Code Change: Steve Lauer (City Planner) briefly discussed all the changes to proposed Bill, which was recommended at the August 2, 2021, Planning & Zoning meeting. Commissioner Halbrook asked about the City stance on replacements of any shipping containers. It was decided that any shipping containers replaced would be treated like a new shipping container, which would be required to go through the permit process.

A brief discussion took place about the permitting process and the site plan requirement for shipping containers. Then, there was a lengthy discussion on the differences between permanent and temporary structures.

Alderman Martiszus only concern is about the need to include a conditional use permit (CUP) process for senior living housing in residential zoned district. A brief discussion took place.

Commissioner Heyl made a motion to recommend the Bill with staff recommendations, as presented at the September 13, 2021, Planning & Zoning Commissioner, to move forward to the Board of Aldermen for consideration, seconded by Commission Maristall. On a roll call vote the **motion passed** with an 8-1 vote. Commissioner Castrop, Commissioner Eash, Commissioner Foster, Commissioner Marstall, Commissioner Heyl, Chairman Szilasi, Alderman Martiszus, Mayor Lickliden voted yes, and Commission Halbrogk abstained.

ADJOURNMENT: Mayor Lickliden made a motion to adjourn the meeting at 8:33 PM, seconded by Alderman Martiszus. The motion passed with 9 ayes.

Respectfully submitted,

William C. Hanks
City Clerk