

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
JUNE 5, 2017**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, June 5, 2017 at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall which is located at 5401 Independence Road. The meeting was called to order by **Vice-Chairman Bob Henslee** in the absence of **Chairman Mike Mullins**.

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

ROLL CALL: The following Planning and Zoning members were present: Vice-Chairman Bob Henslee, Tim Marstall, Larry Halbrook, Bill Nabholz, Steve Crum and Tom Castrop. Also present was Don Licklider, Mayor of Weldon Spring and Alderman Don Schwaab. Todd Streiler and City Administrator Michael Padella were in the gallery.

APPROVAL OF MINUTES: Minutes of the November 7, 2016 meeting were approved with no corrections or additions. **Bill Nabholz** made a motion to approve the minutes and **Tim Marstall** seconded the motion. A vote was taken, all members voted to approve the minutes as written. Motion passed.

REPORT OF THE BOARD OF ALDERMEN:

Alderman **Don Schwaab** stated that he had nothing to report.

MAYOR'S COMMENTS:

Mayor Don Licklider reported that former Alderman Al Schroer had passed away last Friday, June 2, 2017 and that there would be a Celebration of Life honoring Mr. Schroer at a future date to be determined.

PUBLIC HEARING:

There was no public hearing at this time.

VISITOR/PUBLIC COMMENTS

There were no comments by the public or any visitors, although there were several members of the public present.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS:

Marvin Glore who is Project Manager with Bax Engineering Company spoke on the Preliminary Plat for the Enclave at Blueridge Terrace.

Mr. Glore gave his presentation, starting with the preliminary plat process, and stated that the property was already zoned. He spoke on the water quality features that coincide with the Metropolitan Sewer District requirements. **Mayor Licklider** corrected **Mr. Glore's** statement that John Linn and Nancy Lane were private roads; **Mayor Licklider** said that they were now public streets.

Mayor Licklider asked **Mr. Glore** about sewer issues. There was discussion about "grinders" for the sewer lines. There was very little discussion after **Mr. Glore's** presentation.

Todd Strieler then stood and discussed the configuration of the development. He had an easel display that was the same as the plat that had been provided to the members of the Commission. **Mr. Strieler** discussed the "odd" configuration of 2 lots and referred to them as "flag" configurations, due to the long and narrow pieces of property that abut the roadway. **Mr. Strieler** discussed turning these "flag" pieces into easements, to avoid problems down the road with "spite" landscaping, or other neighborhood disputes or arguments. **Commissioner Nabholz** asked if these long, narrow pieces of property could be turned into something, for example, dog runs. The discussion then turned to the fact that fencing of that type is prohibited by ordinance.

Commissioner Halbrook asked if the lots come under a covenant. **Alderman Schwaab** asked about Lots 1 and 4's configuration of their "footprint" for the proposed residence. There was discussion about the driveway not going beyond 4 feet which is required between residences, and the side garage entryway. There was discussion about minimum setbacks of 7 and one-half feet on each side for utility easement.

Mr. Streiler read Section 410.530B out loud and discussed how it applies to this project.

Alderman Schwaab inquired about the expected price of the proposed homes, and was told that it would be an average in the \$600,000 range.

Mr. Streiler added that there is a notation in the Plan holding the Developer liable for any disruption or damage to John Linn or Nancy Lane during the project and that any damage would be rectified by the Developer.

Vice-Chairman Henslee asked if there was any further discussion. There was none. **Vice-Chairman Henslee** then asked for a Motion to approve the Preliminary Plat. **Mayor Licklider** made a Motion which was seconded by **Commissioner Halbrook**. **Vice-Chairman Henslee** asked for all in favor of the Motion to say Aye. All said Aye, there were no Nays.

Vice-Chairman Henslee asked if there were any interested in a Work Session. No one indicated that they were, and **Mayor Licklider** then made a motion to adjourn the meeting. **Vice-Chairman Henslee** seconded it, all present voted in favor of adjournment, and **Vice-Chairman Henslee** closed the meeting at 7:55 PM.

Respectfully submitted,

Laura Brown, CCA
Deputy City Clerk