



**CITY OF WELDON SPRING
BOARD OF ALDERMEN WORK SESSION
ON THURSDAY, SEPTEMBER 23, 2021, AT 6:00 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******TENTATIVE AGENDA******

A NOTICE IS HEREBY GIVEN that the Regular Board of Aldermen Meeting will be in person at 5401 Independence Road Weldon Spring, Missouri, 63304. Also, the public can attend virtually by video-conference and/or audio-conference call, you may attend the meeting on a desktop, laptop, mobile device, or telephone by following the highlighted instructions below.

Link to join Zoom Video-Conference Meeting:

<https://us02web.zoom.us/j/87080665579?pwd=SFISUWJTeWtVTHdrNkt2WmJZTk44dz09>

Meeting ID: 870 8066 5579

Password: WS.BOA

Or by telephone dial: 1-312-626-6799

Meeting ID: 870 8066 5579

Password: 838813

PAGE 1 OF 2



This notice was posted at 5401 Independence Road on 9/21/21 at 4:15pm by W C Hanks

******WORK SESSION AGENGA******

1. CALL TO ORDER

2. BUSINESS FOR DISCUSSION

A. Discussion on Municipal Code changes in Chapter 400 pertaining to shipping containers, senior housing, boundary adjustment plat, minor subdivision, reimbursement of development and review cost, and public use donation

B. Talking Points for a Proposed Public Safety Tax Increase

3. ADJOURNMENT

***** No votes are to be taken at a Work Session.**



PAGE 2 OF 2

This notice was posted at 5401 Independence Road on 9/21/21 at 4:15pm by Tim C. Hambro



**CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON THURSDAY, SEPTEMBER 23, 2021, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******TENTATIVE AGENDA******

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******AGENDA******

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL and DETERMINATION OF A QUORUM**
- 4. CITIZENS COMMENTS**
- 5. APPROVAL OF MINUTES**
 - A. September 14, 2021 – Regular Board Meeting Minutes
- 6. CITY TREASURER**
 - A. Paid Bills (9-7-21 – 9-16-21)
- 7. UNFINISHED BUSINESS**
 - A. Bill #1169 – An Ordinance Amending the Following Sections (402.020, 405 – Land Use Table Attachment, 405.180, 405.215, 405.225, 405.295, 405.430, 410.135, 410.630 412.010) & Enacting New Sections (405.527 & 410.335) of the Weldon Spring, Missouri, Municipal Code – Alderman Martiszus
- 8. NEW BUSINESS**
 - A. ARC Appeal – 4828 Sammelman Road – City Planner
- 9. REPORTS & COMMITTEES**
 - A. Parks & Recreation Advisory Committee
 - B. City Administrator
 - C. City Attorney
- 10. RECEIPTS & COMMUNICATIONS**
- 11. ADJOURNMENT**

PAGE 2 OF 2

This notice was posted at 5401 Independence Road on 9/21/21 at 4:15pm by new c. Hanks



CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
SEPTEMBER 14, 2021

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, September 14, 2021, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. Mayor Donald Licklider called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL AND DETERMINATION OF QUORUM: On a roll call, the following members were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Schwaab	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

A quorum was declared.

PUBLIC COMMENTS:

Tom Szilasi, 228 Hemingway Lane: he spoke about the estimate, from Cochran Engineering, regarding the utilities escrow for Lot C, which is the pocket park located on Siedentop Road. He stated that the land was deeded to the City, by the developers of the apartments on Siedentop Road, four years ago. Mr. Szilasi urged the Board that the time is now to move forward on the developing the park and he would like to see progress in the next couple months.

MINUTES:

August 26, 2021, Board Minutes - Alderman Clutter moved to approve the minutes from the August 25, 2021, regular meeting with one correction, which was changing the minutes to reflect that Alderman Clutter made the motion to take Bill #1167 off the table for discussion and not Alderman Baker. The motion was seconded by Alderman Schwaab. **Motion carried** with 5 ayes. Alderman Martiszus abstained from voting.

TREASURER'S REPORT:

Alderman Schwaab made a motion to accept the Treasurer's packet of paid bills from August 3, 2021, to September 10, 2021, seconded by Alderman Yeager. **Motion carried** with 6 ayes.

UNFINISHED BUSINESS:

Bill #1167 – An Ordinance Adopting the Budget for the Fiscal Year 2022 for the City of Weldon Spring, Missouri, and Matters Relating Thereto: Alderman Clutter made a motion to approve Bill #1167 for its second and final reading by title only. Alderman Martiszus seconded the motion. On a roll call vote, the Bill #1167 was placed as Ordinance 21-09 as followed:

AYES: 6 – Baker, Clutter, Kolb, Martiszus, Schwaab, and Yeager
NOES: 0
ABSENT: 0

NEW BUSINESS:

Storybook Walking Trail in Weldon Spring City Park: After a brief discussion, Alderman Baker made a motion to approve \$250.00 and offer support for the Eagle Scout Project pending possible additional costs for lights, seconded by Alderman Martiszus. **Motion carried** with 6 ayes.

An Ordinance Amending the Following Sections (402.020, 405 – Land Use Table Attachment, 405.180, 405.215, 405.225, 405.295. 405.430, 410.135, 410.630 412.010) & Enacting New Sections (405.527 & 410.335) of the Weldon Spring, Missouri, Municipal Code: Alderman Martiszus moved to introduce Bill #1169 for its first reading by title only. Alderman Baker seconded the motion and the **motion carried**.

There was a lengthy discussion about the newly proposed regulations for shipping containers. Some Aldermen want the regulations to be business friendly as possible. In addition, some Aldermen voiced thier concern on enacting any cost burdens or creating any undue hardships on existing businesses in the light industrial district. It was decided that a Work Session will be scheduled for 6:00 PM on September 23, 2021, to discuss this topic in depth.

Bill #1169 was tabled in accordance with City Code.

A Resolution Naming a Section of the New Walking Trail in Weldon Spring City Park the Gillette Family Trail: Alderman Kolb made a motion to approved Resolution 9-14-21, seconded by Alderman Clutter. **Motion carried** with 6 ayes.

Number of Board Meetings Per Month Discussion: The Board was comfortable on holding Board meetings per month based on the amount of business being discussed on the Board level as determined by the Mayor and the President of the Board.

REPORTS AND COMMITTEES:

PRAC Committee: Nick Baldecchi, the Chairman for the Parks & Recreation Advisory Committee, stated that the PRAC Committee is currently planning for a Fall Festival, which is scheduled for October 16, 2021. Also, he said that the PRAC Committee was disappointed that that City cut funding for a much-needed Facility Conditions & Needs Assessment from the FY 2022 Budget.

City Administrator Report: The City Administrator Report was submitted to the Board prior to the meeting. More importantly, Michael Padella (City Administrator) talked about estimate, from Cochran Engineering, which was \$114,298.40. He added that this estimated was to satisfy the amended escrow agreement with the Vanguard (Trace Apartments) developers to extend utilities to Lot C.

Alderman Baker made a motion to submit the estimate to the escrow company pending review by the City Engineer, seconded by Alderman Yeager. **Motion carried** with 6 ayes.

RECEIPTS & COMMUNICATIONS:

Alderman Baker recognized and congratulated Mr. Padella for his 15th year anniversary with the City of Weldon Spring.

Mayor Licklider stated that Sammelman Road reopened to traffic and summarized the progress made with the Sammelman Road Curve Improvement project.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:43 PM and Alderman Yeager seconded the motion. **Motion carried** with 6 ayes.

Respectfully submitted,

William C. Hanks
City Clerk

**PAID BILLS TO BE APPROVED
SEPTEMBER 7, 2021 -- SEPTEMBER 16, 2021**

CHECKS DATED 8/20/2021 THRU 9/9/2021

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
23rd DAY OF SEPTEMBER, 2021 _____, MAYOR

8/20/2021 THRU 9/9/2021

CLAIMS REPORT

<u>VENDOR</u>	<u>REFERENCE</u>	<u>GL ACCT NO</u>	<u>AMOUNT</u>	<u>CHECK #</u>	<u>CHECK DATE</u>
BANKCARD SVCS - CENTRAL BANK	MONTHLY MEMBERSHIP MTGS	10-10-5201	\$ 392.75	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	MOCFFOA & MML CONFERENCES	10-10-5203	\$ 925.00	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	MISC OFFICE SUPPLIES	10-10-5243	\$ 101.19	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	ADOBE MONTHLY FEES	10-10-5324	\$ 52.99	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	BOARD ROOM TECH SUPPLIES	10-10-5560	\$ 11.21	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	3 WALKIE TALKIES	10-18-5245	\$ 239.94	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	4TH OF JULY EXPENSES	20-20-5217	\$ 27.50	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	LAKE CHEMICALS	20-20-5236	\$ 84.98	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	EQUIPMENT MAINT/REPAIRS	20-20-5237	\$ 838.90	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	PARK LANDSCAPING	20-20-5550	\$ 52.45	51129174	8/20/2021
BANKCARD SVCS - CENTRAL BANK	WALKIE TALKIE	20-20-5563	\$ 79.98	51129174	8/20/2021
BUILDINGSTARS OPERATIONS INC	SEPT HOUSEKEEPING FEE	20-20-5244	\$ 240.00	51129168	9/9/2021
BUILDPRO STL CONSTRUCTION inc	M19-775 WALKING TRAIL	20-20-5470	\$ 90,030.44	51129169	9/2/2021
BUILDPRO STL CONSTRUCTION inc	SAMMELMAN CURVE IMPROVEMENT	22-22-5453	\$ 43,154.70	51129170	9/2/2021
CENTRAL BANK OF ST LOUIS	BANK SVC FEES	10-10-5216	\$ 392.81	51129167	9/9/2021
DON LICKLIDER	MILEAGE REIMB	10-10-5202	\$ 46.48	16460	9/2/2021
DON LICKLIDER	WORK LUNCH	10-10-5205	\$ 39.78	16460	9/2/2021
ELLIOTT DATA SYSTEMS INC	SECURITY DOOR PARKS	20-20-5563	\$ 2,112.50	9311	8/25/2021
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-02-2110	\$ 1.32	51129171	9/3/2021
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-10-5131	\$ 174.46	51129171	9/3/2021
KEVIN CARROLL	BRUSH HOGGING/SIEDENTOP RD	20-20-5236	\$ 250.00	9318	9/9/2021
LASHLY & BAER, P.C.	MUNI PROSECUTING ATTY	10-10-5304	\$ 800.00	9316	9/7/2021
METROPARK COMMUNICATIONS	TELEPHONE/INTERNET	20-20-5251	\$ 456.68	51129173	9/1/2021
MICHAEL PADELLA	MILEAGE REIMB	10-10-5202	\$ 28.00	16463	9/9/2021
MICHAEL PADELLA	2 BTLD WATER,TP TRIFOLD TOWEL	10-10-5243	\$ 144.48	16463	9/9/2021
MUNIWEB	WEBSITE HOSTING	10-10-5210	\$ 180.00	51129172	9/3/2021
ROBERT WOHLER	LEGAL FEES	10-10-5301	\$ 875.00	9315	9/7/2021
SOUTH COUNTY AUTOCENTERS LLC	2021 BUS LIC OVERPYMT	10-10-4831	\$ 15.00	16462	9/7/2021
ST CHARLES IT	IT SERVICES	10-10-5325	\$ 637.50	9317	9/7/2021
STEVEN LAUER	EXPENSE REIMB	10-10-5202	\$ 13.44	16461	9/2/2021
TERRACON CONSULTANTS, INC	WALKING TRAIL EXPANSION	20-20-5470	\$ 490.50	9319	9/9/2021
WEX BANK	FLEET GAS CARD	20-20-5237	\$ 130.64	9314	9/7/2021

Accounts Payable Total

\$ 143,020.62

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
GENERAL FUND						
GENERAL DEPARTMENT DEPARTMENT						
10-10-4801	FRANCHISE FEES - CHARTER	57,000.00	15,093.83	59,925.78	105.13	2,925.78-
10-10-4802	FRANCHISE FEES - CUIVRE RIVER	255,000.00	20,804.16	216,071.01	84.73	38,928.99
10-10-4803	FRANCHISE FEES - SPIRE GAS	80,000.00	3,843.07	74,052.84	92.57	5,947.16
10-10-4804	FRANCHISE FEES - AMERENUE	51,000.00	9,675.45	59,373.96	116.42	8,373.96-
10-10-4805	FRANCHISE FEES - CNP ENERGY SV	840.00	151.07	7,796.06	928.10	6,956.06-
10-10-4806	FRANCHISE FEES - AT&T	24,000.00		20,735.03	86.40	3,264.97
10-10-4814	PERMITS - GRADING	2,500.00		150.00	6.00	2,350.00
10-10-4815	PERMITS - LAND USE	9,500.00	270.51	13,181.51	138.75	3,681.51-
10-10-4816	PERMITS - FIREWORKS	20,000.00		20,000.00	100.00	
10-10-4817	PERMITS - PLANNING & ZONING	5,000.00				5,000.00
10-10-4818	PERMITS - SIGNS	500.00	94.00	924.40	184.88	424.40-
10-10-4819	PERMITS - SOLICITORS	500.00		50.00	10.00	450.00
10-10-4831	LICENSES - BUSINESS	6,500.00	1,025.00	4,605.00	70.85	1,895.00
10-10-4832	LICENSES - LIQUOR	5,800.00		7,972.50	137.46	2,172.50-
10-10-4901	INTEREST - GENERAL	4,000.00	166.38	1,289.42	32.24	2,710.58
10-10-4920	COVID-19 - REIMB INCOME			66,693.41		66,693.41-
10-10-4925	Eng/Project Invoice Payments	6,500.00		14,478.75	222.75	7,978.75-
10-10-4950	TRANSFER IN		751.00	3,799.00		3,799.00-
10-10-4951	RECORDS/PLAN REQUEST	450.00				450.00
10-10-4952	MISC -GENERAL-REVENUE	500.00	116.98	133.96	26.79	366.04
GENERAL DEPARTMENT TOTAL		529,590.00	51,991.45	571,232.63	107.86	41,642.63-
CODE ENFORCEMENT/COURT DEPARTMENT						
10-16-4952	MISCELLANEOUS	300.00				300.00
10-16-4991	COURT COSTS	6,500.00	168.00	2,595.00	39.92	3,905.00
10-16-4992	COURT FINES	62,000.00	1,496.50	27,845.70	44.91	34,154.30
10-16-4997	BOND FORFEITURE			41.00		41.00-
CODE ENFORCEMENT/COURT TOTAL		68,800.00	1,664.50	30,481.70	44.30	38,318.30
TOTAL REVENUE		598,390.00	53,655.95	601,714.33	100.56	3,324.33-
GENERAL DEPARTMENT DEPARTMENT						
10-10-5101	GOVERNMENT SALARIES	7,800.00		5,850.00	75.00	1,950.00
10-10-5103	ADMIN. STAFF SALARIES	276,441.00	19,380.62	228,914.99	82.81	47,526.01
10-10-5104	COURT ADMIN STAFF SALARIES	36,868.00	2,773.45	32,902.87	89.25	3,965.13
10-10-5123	FICA	21,609.00	1,482.59	18,045.73	83.51	3,563.27
10-10-5124	COURT FICA	2,820.00	212.15	2,603.11	92.31	216.89
10-10-5126	UNEMPLOYMENT TAXES	275.00		234.44	85.25	40.56
10-10-5127	LAGERS BENEFIT	13,672.00	1,042.66	14,211.40	103.95	539.40-
10-10-5130	DENTAL INSURANCE BENEFITS	3,036.00	249.23	2,741.53	90.30	294.47
10-10-5131	LIFE INSURANCE EMP BENEFIT	3,936.00	174.46	1,755.12	44.59	2,180.88
10-10-5132	HEALTH INS BENEFIT(GROUP PLAN)	29,737.00	2,722.01	27,600.59	92.82	2,136.41

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
10-10-5134	MEDICARE STIPEND	3,000.00		2,250.00	75.00	750.00
10-10-5135	CITY OFFICIAL APPRECIATION	1,500.00				1,500.00
10-10-5201	MEALS & TRAVEL	3,000.00	445.29	1,869.30	62.31	1,130.70
10-10-5202	CAR ALLOWANCE (MILEAGE)	3,200.00	303.29	1,257.57	39.30	1,942.43
10-10-5203	TRAINING & EDUCATION	8,000.00	925.00	2,573.00	32.16	5,427.00
10-10-5204	DUES & SUBSCRIPTIONS	3,200.00		1,889.30	59.04	1,310.70
10-10-5205	MAYOR'S DISCRETIONARY	1,000.00		21.58	2.16	978.42
10-10-5206	INSURANCE - PROPERTY	5,500.00		4,472.00	81.31	1,028.00
10-10-5207	INSURANCE - LIABILITY	11,000.00		16,060.00	146.00	5,060.00-
10-10-5208	INSURANCE - BONDING	575.00		886.00	154.09	311.00-
10-10-5209	ECONOMIC DEVELOPMENT	5,000.00		5,000.00	100.00	
10-10-5210	WEBSITE	2,200.00	186.00	7,118.22	323.56	4,918.22-
10-10-5211	NEWSLETTER	9,200.00		2,321.70	25.24	6,878.30
10-10-5212	PRINTING	1,500.00		682.89	45.53	817.11
10-10-5213	POSTAGE	1,500.00		2,915.62	194.37	1,415.62-
10-10-5214	PUBLIC NOTICES	2,200.00	40.80	1,087.80	49.45	1,112.20
10-10-5215	ELECTIONS	6,500.00		3,545.88	54.55	2,954.12
10-10-5216	Bank Service Fees	5,000.00	390.16	4,984.95	99.70	15.05
10-10-5220	COPIER/POSTAGE MACHINE EXPENSE	1,100.00		1,862.75	169.34	762.75-
10-10-5223	ADVERTISEMENTS/MARKETING	20,000.00				20,000.00
10-10-5243	CITY HALL - OFFICE SUPPLIES	4,000.00	101.19	2,306.78	57.67	1,693.22
10-10-5275	ANIMAL CONTROL CONTRACT	7,346.00		7,345.76	100.00	.24
10-10-5280	MOSQUITO CONTROL	2,300.00	421.36	902.55	39.24	1,397.45
10-10-5282	ORTHO IMAGERY CONTRACT			1,032.84		1,032.84-
10-10-5301	CITY ATTORNEY	10,000.00	625.00	7,020.00	70.20	2,980.00
10-10-5303	JUDGE	3,600.00	300.00	3,000.00	83.33	600.00
10-10-5304	PROSECUTING ATTORNEY -COURT	12,000.00	905.00	8,660.00	72.17	3,340.00
10-10-5311	CITY ENGINEER			1,998.75		1,998.75-
10-10-5312	BACKUP CITY ENGINEER	8,500.00		850.00	10.00	7,650.00
10-10-5321	AUDITOR	17,000.00		11,415.00	67.15	5,585.00
10-10-5324	CONSULTANT - SOFTWARE	6,500.00	52.99	6,466.91	99.49	33.09
10-10-5325	CONSULTANT - NETWORK	11,500.00	637.50	8,233.25	71.59	3,266.75
10-10-5326	CONSULTANT - RECODIFICATION	3,800.00		844.90	22.23	2,955.10
10-10-5327	CONSULTANT - MISC	14,000.00		10,001.10	71.44	3,998.90
10-10-5460	CAPITAL EQUIP - CITY HALL	3,000.00				3,000.00
10-10-5560	NON-CAPITAL EQUIP -CITY HALL	8,750.00	252.21	5,252.00	60.02	3,498.00
10-10-5952	MISC - GENERAL FUND	500.00	1,300.00	1,475.84	295.17	975.84-
GENERAL DEPARTMENT TOTAL		603,165.00	34,922.96	472,464.02	78.33	130,700.98
CODE ENFORCEMENT/COURT DEPARTMENT						
10-16-5243	OFFICE SUPPLIES - COURT	250.00	103.00	421.05	168.42	171.05-
10-16-5305	COURT REPORTING SERVICES	600.00				600.00
10-16-5952	COURT/CODE ENFORCEMENT - MISC	5,750.00				5,750.00
CODE ENFORCEMENT/COURT TOTAL		6,600.00	103.00	421.05	6.38	6,178.95
EMERGENCY MANAGEMENT DEPARTMENT						
10-18-5245	EMERGENCY MANAGEMENT SUPPLIES		239.94	239.94		239.94-

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
10-18-5560	COVID-19 NON-CAPITAL EQUIPMENT			894.43		894.43-
	EMERGENCY MANAGEMENT TOTAL	.00	239.94	1,134.37	.00	1,134.37-
	TOTAL EXPENSES	609,765.00	35,265.90	474,019.44	77.74	135,745.56
	GENERAL TOTAL	11,375.00-	18,390.05	127,694.89	1,122.59-	139,069.89-
COURT BOND FUND						
COURT BOND DEPARTMENT						
12-12-5950	TRANSFER OUT		751.00	3,899.00		3,899.00-
	COURT BOND TOTAL	.00	751.00	3,899.00	.00	3,899.00-
	TOTAL EXPENSES	.00	751.00	3,899.00	.00	3,899.00-
	COURT BOND TOTAL	.00	751.00-	3,899.00-	.00	3,899.00
MUNICIPAL BUILDING & PARK FUND						
MUNICIPAL BUILDING & PARK DEPARTMENT						
20-20-4701	LOCAL SALES TAX	325,000.00	35,467.32	338,650.69	104.20	13,650.69-
20-20-4702	METRO PARK DISTRICT TAX	18,500.00		17,080.58	92.33	1,419.42
20-20-4800	PYMT-IN LIEU-PARK LAND DONATIO			204,750.00-		204,750.00
20-20-4901	INTEREST -MUNIC BLDG & PARK	2,500.00	106.37	826.11	33.04	1,673.89
20-20-4952	MISCELLANEOUS-PARKS	500.00				500.00
20-20-4970	SPONSORSHIPS/PARK DONATIONS	6,500.00				6,500.00
20-20-4971	PARK FACILITY RENTALS	3,500.00	272.00	3,948.00	112.80	448.00-
	MUNICIPAL BUILDING & PARK TOTA	356,500.00	35,845.69	155,755.38	43.69	200,744.62
ST. PETER'S ROAD DEPARTMENT						
20-21-4800	PYMT-IN LIEU-PARK LAND DONATE			204,750.00		204,750.00-
	ST. PETER'S ROAD TOTAL	.00	.00	204,750.00	.00	204,750.00-
	TOTAL REVENUE	356,500.00	35,845.69	360,505.38	101.12	4,005.38-
EMERGENCY MANAGEMENT DEPARTMENT						
20-18-5460	COVID-19 CAP EQUIP - CITY HALL			19,275.14		19,275.14-

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
	EMERGENCY MANAGEMENT TOTAL	.00	.00	19,275.14	.00	19,275.14-
MUNICIPAL BUILDING & PARK DEPARTMENT						
20-20-5103	PARK ADMIN STAFF SPLIT PAY	70,920.00	4,991.67	57,419.89	80.96	13,500.11
20-20-5104	PARK STAFF SALARIES	67,827.00	3,430.95	57,718.61	85.10	10,108.39
20-20-5123	FICA EMPLOYER COST	10,614.00	644.35	8,808.14	82.99	1,805.86
20-20-5126	UNEMPLOYMENT TAXES	75.00		58.61	78.15	16.39
20-20-5127	LAGERS BENEFIT	7,043.00	510.79	4,428.63	62.88	2,614.37
20-20-5203	TRAINING & EDUCATION	1,000.00				1,000.00
20-20-5216	EVENTS IN THE PARK	5,200.00		478.50	9.20	4,721.50
20-20-5217	FOURTH OF JULY	10,000.00	129.69	5,449.69	54.50	4,550.31
20-20-5218	SENIOR CITIZENS DAY	3,750.00				3,750.00
20-20-5219	SANTA CLAUS	500.00				500.00
20-20-5220	FISHING DERBY	750.00		248.05	33.07	501.95
20-20-5231	SIGNS	16,500.00		2,122.20	12.86	14,377.80
20-20-5232	PARK - UNIFORMS	400.00		321.24	80.31	78.76
20-20-5233	BLDG - REPAIRS & MAINT	10,000.00		1,023.54	10.24	8,976.46
20-20-5236	PARK - REPAIRS	58,000.00	334.98	6,748.50	11.64	51,251.50
20-20-5237	PARK EQUIPMENT-REPAIRS/MAINT	5,000.00	1,096.79	6,028.72	120.57	1,028.72-
20-20-5239	PARK RESTROOM SERVICES			70.95		70.95-
20-20-5241	CITY HALL - REPAIRS/MAINT	2,000.00		3,669.78	183.49	1,669.78-
20-20-5244	CITY HALL - HOUSEKEEPING	2,900.00	240.00	2,687.61	92.68	212.39
20-20-5250	UTILITIES - SEWER	275.00	65.25	261.00	94.91	14.00
20-20-5251	TELEPHONE-INTERNET-EMAIL HOST	5,700.00		4,669.92	81.93	1,030.08
20-20-5253	ELECTRIC	6,000.00	696.58	5,544.86	92.41	455.14
20-20-5254	TRASH	1,200.00	103.15	1,101.62	91.80	98.38
20-20-5255	BOTTLED WATER	300.00	44.89	281.67	93.89	18.33
20-20-5256	UTILITIES-OTHER-ALARM	192.00		192.00	100.00	
20-20-5257	CELL PHONE - PARKS	1,860.00	154.36	1,710.23	91.95	149.77
20-20-5460	CAP EQUIPMENT - CITY HALL	5,000.00		1,284.97	25.70	3,715.03
20-20-5464	CAP EQUIPMENT - PLAYGROUND			3,123.58		3,123.58-
20-20-5470	CAPITAL IMPROVEMENT - TRAILS	275,000.00	1,465.00	180,943.04	65.80	94,056.96
20-20-5490	CAP-REAL PROPERTY IMPROVEMENTS	7,500.00		6,170.00	82.27	1,330.00
20-20-5550	LANDSCAPING	5,000.00	52.45	2,119.61	42.39	2,880.39
20-20-5560	EQUIPMENT-CITY HALL:NON-CAPITA	3,500.00	340.00	493.97	14.11	3,006.03
20-20-5563	EQUIPMENT-PARK: NON-CAPITAL	5,000.00	893.36	2,382.37	47.65	2,617.63
20-20-5564	EQUIPMENT - PLAYGROUND			3,898.80		3,898.80-
20-20-5570	TRAIL MAINT / REPAIRS	15,000.00				15,000.00
20-20-5575	PARKS PLANNING/ENGINEERING	40,000.00				40,000.00
20-20-5952	MISC -MUNI BLDG & PARK	500.00				500.00
	MUNICIPAL BUILDING & PARK TOTA	644,506.00	15,194.26	371,460.30	57.63	273,045.70
ST. PETER'S ROAD DEPARTMENT						
20-21-5150	LOT C SITE IMPROVE PLAN		1,808.75	4,768.75		4,768.75-
	ST. PETER'S ROAD TOTAL	.00	1,808.75	4,768.75	.00	4,768.75-

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
	TOTAL EXPENSES	644,506.00	17,003.01	395,504.19	61.37	249,001.81
	MUNICIPAL BUILDING & PARK TOTA	288,006.00-	18,842.68	34,998.81-	12.15	253,007.19-
STATE REVENUE SHARING FUND						
STATE REVENUE SHARING DEPARTMENT						
22-22-4711	MOTOR FUEL TAX	130,000.00	12,896.29	131,455.82	101.12	1,455.82-
22-22-4712	MOTOR VEHICLE SALES TAX	42,000.00	5,030.95	54,786.07	130.44	12,786.07-
22-22-4713	MOTOR VEHICLE FEE INCREASE	22,000.00	2,050.71	24,881.23	113.10	2,881.23-
22-22-4994	CRIME VICTIM CITY - COURTS	175.00	5.18	79.55	45.46	95.45
22-22-4995	TRAINING FUND CITY - COURT	750.00	28.00	430.00	57.33	320.00
22-22-4996	INMATE SECURITY/OFFSET LAW ENF		2.00	16.00		16.00-
	STATE REVENUE SHARING TOTAL	194,925.00	20,013.13	211,648.67	108.58	16,723.67-
	TOTAL REVENUE	194,925.00	20,013.13	211,648.67	108.58	16,723.67-
22-22-5264	RIGHT OF WAY LANDSCAPING/MAINT	6,250.00		3,407.67	54.52	2,842.33
22-22-5265	RIGHT-OF-WAY MOWING	13,500.00	1,890.00	11,970.00	88.67	1,530.00
22-22-5301	CITY ATTORNEY	1,500.00				1,500.00
22-22-5302	OUTSIDE ATTORNEY	10,000.00		3,419.88	34.20	6,580.12
22-22-5304	LAW ENFORCEMENT	245,000.00		210,546.00	85.94	34,454.00
22-22-5311	CITY ENGINEER			208.75		208.75-
22-22-5312	BACKUP CITY ENGINEER	2,500.00				2,500.00
22-22-5314	PROFESSIONAL SVCS-CONSULTANT	5,000.00				5,000.00
22-22-5440	CITY STREETS	97,500.00				97,500.00
22-22-5448	CITY STREETS - PHASE 3 INDEP	6,000.00				6,000.00
22-22-5452	CITY STREETS - PHASE 4 INDEP	6,300.00		2,023.72	32.12	4,276.28
22-22-5453	CITY ENG-SAMMELMAN CURVE	124,000.00	1,691.79	5,191.79	4.19	118,808.21
	STATE REVENUE SHARING TOTAL	517,550.00	3,581.79	236,767.81	45.75	280,782.19
	TOTAL EXPENSES	517,550.00	3,581.79	236,767.81	45.75	280,782.19
	STATE REVENUE SHARING TOTAL	322,625.00-	16,431.34	25,119.14-	7.79	297,505.86-
ROAD & BRIDGE FUND FUND						
ROADS & BRIDGES DEPARTMENT						
23-23-4714	ROAD & BRIDGE PROPERTY TAXES	210,630.00				210,630.00
	ROADS & BRIDGES TOTAL	210,630.00	.00	.00	.00	210,630.00

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
	TOTAL REVENUE	210,630.00	.00	.00	.00	210,630.00
23-23-5445	CITY STREETS REPAIRS & MAINT	375,000.00		84,225.39	22.46	290,774.61
	ROADS & BRIDGES TOTAL	375,000.00	.00	84,225.39	22.46	290,774.61
	TOTAL EXPENSES	375,000.00	.00	84,225.39	22.46	290,774.61
	ROAD & BRIDGE FUND TOTAL	164,370.00-	.00	84,225.39-	51.24	80,144.61-
SEWER - ESCROW FUND						
	SEWER DEPARTMENT					
30-30-4851	ANNUAL SEWER ASSESSMENT FEE	28,107.00		5,333.13	18.97	22,773.87
	SEWER TOTAL	28,107.00	.00	5,333.13	18.97	22,773.87
	TOTAL REVENUE	28,107.00	.00	5,333.13	18.97	22,773.87
30-30-5272	BOND ADMINISTRATIVE FEES			19.00		19.00-
	SEWER TOTAL	.00	.00	19.00	.00	19.00-
	TOTAL EXPENSES	.00	.00	19.00	.00	19.00-
	SEWER - ESCROW TOTAL	28,107.00	.00	5,314.13	18.91	22,792.87
SEWER - REPLACEMENT FUND						
	SEWER REPLACEMENT DEPARTMENT					
31-31-4853	SEWER REPLACEMENT FEE	500.00		261.59	52.32	238.41
	SEWER REPLACEMENT TOTAL	500.00	.00	261.59	52.32	238.41
	TOTAL REVENUE	500.00	.00	261.59	52.32	238.41
31-31-5566	EQUIPMENT - SEWER	3,500.00	1,032.75	3,916.46	111.90	416.46-
31-31-5952	MISCELLANEOUS			78.02		78.02-
	SEWER REPLACEMENT TOTAL	3,500.00	1,032.75	3,994.48	114.13	494.48-

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
	TOTAL EXPENSES	3,500.00	1,032.75	3,994.48	114.13	494.48-
	SEWER - REPLACEMENT TOTAL	3,000.00-	1,032.75-	3,732.89-	124.43	732.89
	SEWER - OPERTNS & MAINT FUND					
	SEWER OPS/MAINT DEPARTMENT					
33-33-4852	OPERATION & MAINTENANCE FEE	500.00		222.85	44.57	277.15
	SEWER OPS/MAINT TOTAL	500.00	.00	222.85	44.57	277.15
	TOTAL REVENUE	500.00	.00	222.85	44.57	277.15
33-33-5249	OPERATIONS & MAINT - SEWER		1,032.75	1,032.75		1,032.75-
33-33-5952	MISCELLANEOUS	3,500.00		78.01	2.23	3,421.99
	SEWER OPS/MAINT TOTAL	3,500.00	1,032.75	1,110.76	31.74	2,389.24
	TOTAL EXPENSES	3,500.00	1,032.75	1,110.76	31.74	2,389.24
	SEWER - OPERTNS & MAINT TOTAL	3,000.00-	1,032.75-	887.91-	29.60	2,112.09-
	INDEPENDENCE ROAD PHASE 4 FUND					
	INDEPENDENCE ROAD DEPARTMENT					
36-36-4875	ST CHAR CNTY RD GRNT IND 4	56,631.00		56,631.63	100.00	.63-
36-36-4876	FEDERAL ROAD GRANT IND 4	102,381.00		102,381.21	100.00	.21-
	INDEPENDENCE ROAD TOTAL	159,012.00	.00	159,012.84	100.00	.84-
	TOTAL REVENUE	159,012.00	.00	159,012.84	100.00	.84-
36-36-5440	CITY STREETS-IND 4	62,960.00		27,031.31	42.93	35,928.69
	INDEPENDENCE ROAD TOTAL	62,960.00	.00	27,031.31	42.93	35,928.69
	TOTAL EXPENSES	62,960.00	.00	27,031.31	42.93	35,928.69
	INDEPENDENCE ROAD PHASE 4 TOTA	96,052.00	.00	131,981.53	137.41	35,929.53-

BUDGET REPORT
CALENDAR 8/2021, FISCAL 11/2021**PCT OF FISCAL YTD 91.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT DIFFERENCE	DIFFERENCE
	Report Total	668,217.00-	50,847.57	112,127.41	16.78-	780,344.41-



CITY OF WELDON SPRING

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MEMORANDUM

To: Board of Aldermen Date: 9/15/21

From: William C. Hanks, City Clerk

Subject: Section 400 Code Changes Bill

CC: Michael Padella, City Administrator, Steve Lauer, City Planner

The highlighted words/sections are proposed changes to the municipal codes. These are the key points to the section:

- **Section 1 (Section 402.020):** This section includes all new definitions to the Municipal Code.
- **Section 2 (Land Use Table):** This section amended the Land Use Table to include additional new usage for senior living (Please see Exhibit A). Senior Living would no longer be permitted as a Conditional Use in the "AG" District and added as a permitted Conditional Use in the "RS 1/2" District.
- **Section 3 (Section 405.180):** This is a brand-new section to our Municipal Code, which adds regulations for temporary shipping containers
- **Section 4 (Section 405.215):** This is a brand-new section to our Municipal Code, which adds performance standards for shipping containers/semi-trailers.
- **Section 5 (Section 405.225):** This section updated the performance standards for Conditional Use applications for senior living, reduced the dwelling unit requirement per acre, and added a requirement for an elevator for a multi-floor building.
- **Section 6 (Section 405.295):** This section addresses the off-street parking requirements for all Senior Living uses.
- **Section 7 (Section 405.430):** This section changed the words from nursing home to skilled nursing facilities.
- **Section 8 (Section 405.430):** This section added new design standards for ARC review regarding new shipping containers.
- **Section 9 (Section 405.527):** This is a brand-new section to our Municipal Code regarding enforcement for shipping containers.
- **Section 10 (Section 410.135):** This section is wordsmithing to a definition, so it matches with the definition found in Section 402.020.
- **Section 11 (Section 410.335):** This section creates a procedure for the boundary adjustment plat process.
- **Section 12 (Section 410.630):** This is a section primarily to expand Table 3, which can be found currently in the Municipal Code.
- **Section 13 (Section 412.010):** The text in Section 412.010 is deleted so it doesn't contradict with Section 405.053.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS (402.020, 405 – LAND
USE TABLE ATTACHMENT, 405.180, 405.215, 405.225, 405.295, 405.430, 410.135, 410.630
412.010) AND ENACTING NEW SECTIONS (405.527 & 410.335) OF THE
WELDON SPRING, MISSOURI, MUNICIPAL CODE

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 August 2, 2021, and the Public Hearing held by the Board of Aldermen on August 10, 2021; and

WHEREAS, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation and “Exhibit A”, 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 (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 402.020: Definitions

ASSISTED LIVING FACILITY: A residential facility licensed by the State of Missouri that provides twenty-four (24) hour care, services and protective oversight to residents who are provided with shelter and board and who may need assistance with daily living activities.

CONGREGATE CARE FACILITY: A senior residential facility that offers apartment style living for adults who are in good health and do not require medical care. Facilities may offer services such as meals, housekeeping, transportation and other forms of personal care.

PLAT, BOUNDARY ADJUSTMENT: A plat which depicts a change in a recorded subdivision that affects any lot line, provided that no new lot or illegal zoning lot is created.

RESIDENTIAL CARE FACILITY: A residential facility licensed by the State of Missouri that provides twenty-four (24) hour accommodation and care during short term illness or recuperation.

SEMI-TRAILER: A detachable trailer for hauling freight, with wheels at the rear end, the forward end being supported by the rear of a truck tractor when attached, either with or without axels and wheels.

SENIOR HOUSING FACILITY: A premises consisting of age-restricted dwelling units designed for and occupied exclusively by persons fifty-five (55) years of age and older who are in good health and do not require medical or skilled nursing. In the case of individuals residing together either by marriage or domestic partnership, at least one (1) of the residents must be fifty-five (55) years of age or older. Such facilities do not include skilled nursing facilities, residential care facilities, assisted living facilities, congregate care facilities or any other uses which provide medical care.

SHIPPING CONTAINER: A portable storage container designed and manufactured according to specifications from the International Standards Organization (ISO) as a standard, reusable vessel intended to be loaded on a truck, railcar or ship, used primarily for shipping goods.

SHIPPING CONTAINER STRUCTURE: A structure constructed on one (1) or more shipping containers.

SKILLED NURSING FACILITY: A residential facility licensed by the State of Missouri that provides twenty-four (24) hour accommodation, nursing care and treatment services for persons who need nursing care and medical service, but do not require intensive hospital care.

SECTION 2: That the Land Use Table Attachment, which is shown as “Exhibit A”, in Chapter 405 of the City of Weldon Spring, Missouri, Municipal Codes is hereby amended as follows:

In the Residential Principal Uses section of the Land Use Table Nursing Home was deleted, and Congregate Care, Senior Housing and Skilled Nursing Facilities uses were added to Assisted living and Residential Care Facilities uses. These uses are no longer permitted as a conditional use in Agricultural “AG” zoned districts. These uses were added as a conditional use in the “RS 1/2 “- Single-Family Residential District. All the changes are highlighted in “Exhibit A,” which is attached hereto and is incorporated by reference herein.

SECTION 3: That subsection (J) is added to Section 405.180 of the Municipal Code to be hereby amended as followed (the added text is shown in boldface typeface):

J. Temporary Shipping Containers

1. A Land Use Permit may be issued for a temporary shipping container for up to 180 days with a provision allowing for future extension only for demonstrated cause.
 - a. A No-Cost Land Use Permit will be issued for those temporary shipping containers that were placed on the lot/parcel prior to the effective date of this Ordinance.
2. Temporary shipping containers do not require a permanent foundation or anchoring.
3. An exemption may be allowed for shipping containers when used temporarily on a site for and during construction of a building having a valid building permit and if used for the storage of equipment/props during a permitted special event.
4. An exemption may be allowed for shipping containers that are stored on construction contractor's business sites that are waiting to be taken to offsite job sites.

SECTION 4: That subsection (D) is added to Section 405.215 of the Municipal Code to be hereby amended as followed (the added text is shown in boldface type):

D. Shipping Containers/Semi-Trailers

In the same location for more than 180 consecutive days

1. Must be located in the (LI) Light Industrial zoning district.
2. Must be depicted on an approved site plan.
3. A Land Use Permit must be obtained for shipping containers/semi-trailers larger than 120 sq. ft. in size.
 - a. Must be located on a level base of asphalt, concrete, paver stones, or other suitable paving surface.
 - b. A No-Cost Land Use Permit will be issued for those shipping containers/semi-trailers that were placed on the

lot/parcel prior to the effective date of this Ordinance. These units will be administratively reviewed and will not require review and approval by the Architectural Review Commission.

4. Must be painted in those areas that contain rust, corrosion, or graffiti to prevent future rust and corrosion.
5. Shipping containers shall be in compliance with Chapter 500 of the Municipal Code and shall be considered a permanent structure unless approval has been granted for the shipping container to be a temporary structure.
6. Shall not be stacked.
7. May be located in either a side or rear yard but no closer to the front lot line than the principal building.
8. Shall not occupy required off street parking spaces, loading zones, building exits, public right-of-ways or impede the flow of traffic within the site development.
9. Shall meet the setback requirements of the underlying zoning district.
10. Shall be a single-unit, stand-alone unit, and shall not be in contact with or supporting any other shipping container or other structure.
11. Materials stored within shipping containers/semi-trailers are subject to review by the Cottleville Fire Protection District. Failure to eliminate any fire hazards as recommended by the Cottleville Fire Protection District shall constitute a violation of municipal code.

SECTION 5: That Section 405.225 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 405.225 Performance Standards for Conditional Uses

E. ~~[Nursing And Residential Care]~~ **Senior Care/Housing Facilities. Assisted Living, Congregate Care, Residential Care, Senior Housing & Skilled Nursing Facilities** ~~[Nursing homes and residential care facilities]~~ may be allowed in the "RS 1/2," "PR," and "PC" zoning districts based on the following criteria:

1. Shall be on a site of at least five (5) acres.

2. The density of development (for apartment-type units) within a ~~[residential]~~ **Senior care/housing** facility shall not exceed ~~[twenty (20)]~~ **fifteen (15)** dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
3. ~~[Residential]~~ **Senior care/housing** care facilities shall be primarily residential in character; however, **for Assisted Living, Congregate Care, Residential Care, & Skilled Nursing Facilities**, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
4. ~~[The maximum floor area ratio, as defined in Chapter 402, shall be two-tenths (0.2). For example, if a five (5) acre site was developed at a FAR of two-tenths (0.2) it may have a single story building with forty-three thousand five hundred sixty (43,560) square feet of gross floor area or a two (2) story building on the same lot with twenty-one thousand seven hundred eighty (21,780) square feet of gross floor area for each level, etc.]~~ **An accessible elevator is required for structures with two or more floors.**
5. **In compliance with** other additional reasonable requirements designed to protect the safety and general welfare of adjoining landowners and other residents of the City.

SECTION 6: That Section 405.295 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 405.295 Minimum Required Off-Street Parking Spaces

B. General Parking Requirements.

3. Residential Uses.

e. ~~[Assisted living]~~ **Senior housing** facilities: one (1) space per dwelling unit.

~~[f. Congregate care facilities: one and one-half (1 1/2) spaces per resident.]~~

K. Health Care And Social Assistance.

4. ~~[Nursing And Personal Care]~~ **Assisted Living, Residential Care, & Skilled Nursing Facilities (Uses Within NAICS Code 623):** One (1) parking space ~~[per two (2) patient]~~ **for every five (5) beds plus one (1) space for every one (1) employee on the maximum shift.**

5. Congregate Care Facility: One (1) parking space per dwelling unit.

[5] **6. All Other Health Services: One (1) parking space per two hundred fifty (250) square feet of floor area.**

[6] **7. All Other Social Service Uses: One (1) parking space per three hundred (300) square feet of floor area.**

SECTION 7: That Section 405.430(A) 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 405.430 Design Standards

- A. The Architectural Review Commission shall use the following design standards when reviewing land use permit applications in any applicable zoning district for permanent buildings. For purposes of this Section 430.430, residential buildings shall include single-family, single-family attached villas, and multi-family dwellings; commercial buildings shall include retail, office and related uses allowed in the "MED" Medical District, "GC" General Commercial District and "PC" Planned Commercial District; institutional buildings shall include private schools, hospitals, ~~nursing homes~~ **skilled nursing facilities**, and similar institutional uses in any applicable zoning district; industrial buildings shall include manufacturing, warehousing and similar industrial uses allowed in "LI" Light Industrial District; major recreational buildings shall include ice rinks, indoor soccer facilities and buildings housing similar uses allowed in the "LI" Light Industrial District; and agricultural buildings shall include barns, kennels and similar buildings, whether principal or accessory, used for agricultural, livestock or large animal support or other accessory uses when located in the "AG" Agricultural District or "RS-3" Single-Family Residential District.

SECTION 8: That subsection (16) is added to Section 405.430 (D) of the Municipal Code to be hereby amended as followed (the added text is shown in boldface type):

Section 405.430 Design Standards

D. Industrial and Major Recreational Building

16. Shipping Containers/Semi-Trailers

- 1. If the shipping container/semi-trailer is placed on a lot/parcel after the effective date of this Ordinance, it shall be painted in the same or a complimentary color of the principal building. Complimentary colors would consist of an earth tone, white or similar color that blends in with the principal building.**
- 2. Words, murals or logos are not allowed on the shipping container/semi-trailer if it is placed on the lot/parcel after the**

effective date of this Ordinance, except for the current shipping container/semi-trailer owner's business name or logo.

3. Screening may be required if the shipping container/semi-trailer is located within 50 feet of a residentially zoned lot/parcel and is visible from said residential lot/parcel.

SECTION 9: That Section 405.527 of the Municipal Code is enacted as follows:

Section 405.527 Shipping Container Compliance

- A. All owners of property within the City of Weldon Spring shall have 120 days from the effective date of the ordinance certified in this Ordinance to bring the properties which contain shipping containers that are in violation of the terms of this Ordinance, into full compliance with the provision of this Ordinance.
- B. If a shipping container is found to be in a zoning district where it is prohibited, the Zoning Commissioner shall cause written notice to be served upon the owner of the property on which the shipping container is located. Such notice shall state that the shipping container shall be removed within thirty (30) business days of receipt of notice. In addition, the provisions of Section 405.530. Violations and Penalties of the Municipal Code of the City of Weldon Spring shall be applicable.

SECTION 10: That Section 410.135 of the Municipal Code is hereby amended as followed (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ typeface):

Section 410.135 Definition of Minor Subdivision

Any subdivision containing not more than two (2) lots fronting on an existing street or access easement, not involving the creation of a commercial access easement, a new street, the extension of City facilities or the creation of any public improvements and not adversely affecting the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Zoning **Ordinance** or these regulations ~~including lot line adjustments~~. One (1) minor subdivision shall be permitted per parcel ~~from the City incorporation date (November 8, 1984) or the annexation date of the parcel, whichever is earlier.~~

SECTION 11: That Section 410.335 of the Municipal Code is enacted as follows:

Section 410.335 Boundary Adjustment Plat

- A. Three (3) folded prints of the boundary adjustment plat shall be submitted to the City Planner. In addition to the three (3) paper prints and a digitized version that complies with St. Charles County mapping standards shall be submitted. The digitized version should be accompanied by the information consistent with the

final plat. All Boundary Adjustment Plats shall be prepared by a Missouri registered professional land surveyor and/or Missouri registered professional engineer and bear their signature and seal. The filing/review fee for a Boundary Adjustment Plat is found in Section 412.010.

1. Boundary Adjustment Plats must be made on official forms and shall be submitted with all required fees. Official forms are available at City Hall and on the City's website (www.weldonspring.org). Fees are established by the Board of Aldermen and listed on the official "Weldon Spring Fee Schedule" which is also available at City Hall and on the City's website (www.weldonspring.org).
2. Boundary Adjustment Plats must be approved administratively by the City Planner and City Engineer.

B. Boundary Adjustment Plats must also meet the following criteria:

1. No additional lot shall be created by any boundary adjustment.
2. The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by the current zoning district.
3. Existing zoning shall not be affected by this procedure.

C. Boundary Adjustment Plats shall include, at a minimum, the following:

1. Name of plat and names of those who prepared the plat.
2. North point, date of survey, and scale used.
3. Location of original and adjusted lot lines and their relation to established section lines, fractional section lines or U.S. survey lines.
4. Acreage of original and adjusted lots.
5. Setback lines, location of easements.
6. Street numbers of each lot.
7. Certification as to acreage boundaries, monuments made by a registered land surveyor, testifying that the above were made by the surveyor.
8. Owner of record signature(s) and lienholder's statement. These signatures must be acknowledged by a public notary prior to recording the plat.
9. The statement "This Boundary Adjustment Plat is approved for recording this _____ day of _____." The statement shall also

include a three (3) inch line with the title "City Planner" directly below the line for his/her signature.

D. Boundary Adjustment Plat Approval. No Boundary Adjustment Plat shall be filed for record or recorded in the office of the Recorder of Deeds for St. Charles County, Missouri, unless and until the approval of the City Planner is endorsed thereon.

SECTION 12: That Section 410.630 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 410.630 Public Uses

A. Parks, Playgrounds And Recreation Areas.

1. Recreation Standards. The City shall require that land be reserved for parks, playgrounds and other recreation purposes in locations designated by the City's Comprehensive Plan, **Parks & Greenways Master Plan** or where such reservations are deemed appropriate. Each reservation shall be of suitable size, dimension, topography and general character, and shall have adequate street access for the particular purpose envisioned by the Planning and Zoning Commission. The area shall be shown and marked on the plat "Reserved for Park and/or Recreation Purposes." When recreation areas are required, the Planning and Zoning Commission shall determine the number of acres to be reserved based on Table 3. The applicant shall dedicate all such recreation areas to the City or to a homeowners' association at the discretion of the City. For multi-family uses, the City shall determine the overall site, and density, and apply the appropriate percent of public use donation based upon the **Table 3.** ~~acreage for reservation based on the number of dwelling units per acre.~~

Table 3 Recreational Requirements	
Size of Single-Family Lot	Percentage of Total Land in Subdivision to be Reserved for Recreation Purposes
80,000 sq. ft. (§ 1.8 acres) and greater	4.0%
40,000 sq. ft. (§ 0.92 acres)	5.0%
20,000 sq. ft. (§ 10.46 acres) or less	6.0%

Table 3 Public Use Requirements			
Lot Size (Sq. Ft.) based upon Density	Public Use Donation %	Lot Size (Sq. Ft.) based upon Density	Public Use Donation %
200,000 or greater	2.5%	20,000	6.0%
160,000	3.0%	15,000	6.5%
120,000	3.5%	10,000	7.0%
80,000	4.0%	7,500	7.5%

60,000	4.5%	5,000	8.0%
40,000	5.0%	3,750	8.5%
30,000	5.5%	2,500 or less	9.0%

2. Minimum Size of Park And Playground Reservations. In general, land reserved for recreation purposes shall apply to proposed development sites consisting of 15 acres or larger, if less than 15 acres then the Subsection (A)(4) Alternative Procedure may apply [have an area of at least four (4) acres]. When the percentages from Table 3 would create less than four (4) acres, the Planning and Zoning Commission may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added when the adjacent land is subdivided. In no case shall an area of less than two (2) acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its area. When recreation land is not reserved in a subdivision or the land reserved is less than the percentage in Subsection (A)(1) above, the provisions of Section (A)(4) hereof shall be applicable.
3. Recreation Sites. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield or for other recreation purposes; shall be relatively level and dry; and shall be improved by the applicant to the standards required by the Board of Aldermen. Said improvements shall be included in the subdivision improvement agreement and security. A recreation site shall have a total frontage on one (1) or more streets of at least two hundred (200) feet and no other dimension of the site shall be less than two hundred (200) feet in depth. The Planning and Zoning Commission may refer any subdivision proposed to contain a dedicated park to the Board of Aldermen for a recommendation. All land to be reserved for dedication to the City for park purposes shall have prior approval of the Board of Aldermen and shall be shown marked on the plat "Reserved for Park and/or Recreation Purposes."
4. Alternative Procedure — Money In Lieu Of Land. Where, with respect to a particular subdivision, the reservation of land required pursuant to this Section does not equal the percentage of total land required to be reserved in Subsection (A)(1) above, the Board of Aldermen shall require, prior to final approval of the subdivision plat, that the applicant deposit with the City Treasurer a cash payment in lieu of land reservation. Such deposit shall be placed in a Neighborhood Park and Recreation Improvement Fund to be established by the Board of Aldermen. The deposit shall be used by the City for improvement of a neighborhood park, playground or recreation area including the acquisition of property. The deposit must be used for facilities that actually will be available to and benefit the persons in the subdivision for which payment was made and be located in the general neighborhood of the subdivision.

SECTION 13: That Section 412.010 of the Municipal Code is hereby amended as follows (the deleted text shown in ~~[bracket and stricken]~~ type):

Section 412.010 Application Fees

~~[Notes:~~

~~All fees apply to the initial submittal and one (1) resubmittal in response to initial review comments. Subsequent submittals, beyond the first two (2), will be charged additional fees for the actual time and expenses of the City at the chargeout rates and fee schedule effective upon the date of subsequent reviews plus the additional percentage allowed by State Statute. After project review is complete (as determined by the City), if the amount spent by the City on project review and procedure is less than the fees collected by the City, the applicant will be reimbursed the difference of those two (2) amounts minus the additional percentage allowed by State Statute.~~

SECTION 14: That this ordinance shall be in full force and effect from and after its enactment and approval.

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

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____, 2021.

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Cle

To approve Bill #

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Schwaab	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____

EXHIBIT A
Chapter 400: Land Use Table

Land Use Table

The Land Use Table provides a tabular summary of the principal land uses allowed within each zoning district. Please refer to the specific district regulations and all other applicable requirements and procedures contained in Chapter 400.

- A. **Permitted (By-Right):** Uses identified in a zoning district column of the Use Table with a “●” are “permitted by-right” and shall be permitted in such zoning district subject to all other requirements of this Zoning Ordinance.
- B. **Conditional Uses:** Uses identified in a zoning district column of the Use Table with a “C” are “Conditional Uses” and shall be permitted in such zoning district in accordance with the standards and procedures contained in Article IX.
- C. **Unlisted Uses:** Any use not shown as a use permitted by right or a conditional use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a conditional use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate zoning district and the following requirements.
1. The use shall be permitted only to the extent required by law;
 2. The use shall be approved only as a Conditional Use in the City’s “LI” Industrial District, except if by law it is required to be permitted by right;
 3. The use shall be located no closer than 1,000 feet from any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
 4. The use shall maintain a distance of at least 1,000 feet from any other such use having the same description, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
- D. **Old Town” & Village Center Overlay (Shell Districts):** As of the adoption of this Chapter, no property may be rezoned to the “OT” Old Town District or “VC” Village Center. All preexisting “OT” and “VC” property shall be permitted all lawful uses as of the effective date of this Code. After the effective date of this Code revision, no additional land shall be rezoned to the “OT” or “VC” Overlay District. Any proposed subdivisions, including lot splits, change of use, new construction or other alterations not permitted under the respective district regulations shall require rezoning to an

Chapter 400: Land Use Table

applicable zoning district. Use of property maintaining the "OT" and "VC" preexisting zoning shall be subject to all other regulations of this Code.

City of Weldon Spring Land Use Table														
Use is permitted by right:														
Use permitted as a conditional use:														
Use not permitted:														
USES	Ag	RS3	RS2	RS1	RS1/2	PR	SP	HTO	MED	PC	GC	LI	Reserved	
RESIDENTIAL PRINCIPAL USES														
Dormitories														
Group Home	C	C	C	C	C	C								
Lofts										C				
Modular Home	C													
Multi-Family ("Apartment")										C				
[Nursing Home,] Assisted Living, Congregate Care, Residential Care, Senior Housing, Skilled Nursing Facilities	C				C	C				C				
Single-Family (individual home sites)														
Single-Family (Conservation Subdivisions)														
Single-Family (Conventional Subdivisions)	C	C												
Townhomes, Condos, Multiplex														
Two-Family Attached ("Villa")														
NON-RESIDENTIAL PRINCIPAL USES														

Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Agriculturally related limited commercial uses, i.e. commercial nursery activities.	C												
Antique Sales										•			
Arts, Entertainment, Museums, Parks & Recreation	•	•	•	•	•	•	•	•	•	•	•		
Automotive Customizing Shop											C	•	
Automotive Parts and Supply Store											•		
Automotive Filling Station (Convenience Store)											C	C	
Animal Production (beef & dairy cattle, poultry and egg production, and sheep & goat farming),	•												
Animal Production, limited (chicken egg production and animal aquaculture)	•	C											
Automotive Rental Agency											C	•	
Automotive Repair (Body/Paint) Shop											C	•	
Automotive (Vehicle, Boat, or RV) Sales											C		
Automotive Service Station (i.e. Jiffy Lube)											C		
Automotive Wash Services											C	•	
Bakeries (Retail)										•	•		
Bar, Tavern or Lounge										C	C		

Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LJ	Reserved
Barber Shop, Beauty Salon or Spa							C				•		
Bed and Breakfast Inns										•			
Broadcasting, Telecommunications, Radio, TV, and Cable Networks								•			•	•	
Building Material Sales & Services											•	•	
Bus, Truck & Rail Terminals												•	
Catering Service								•		•			
Cemetery, Crematory, and Mausoleum	C	C	C	C	C		•						
Church, Temple, Synagogue (places of worship)	•	•	•	•	•	•	•						
Clinic-Out Patient (Medical, Dental, etc.)							•	•		•	•		
Club, Civic, Religious, or Fraternal Organization							•	•	•	•	•	•	
Co-Branded Structure (Gas, Food Sales, etc.)											•	•	
Construction Contractor												•	
Couriers and Messengers								•			•		
Crop Production	•	•											
Data Center								C		C	C		
Day Care – Adult							•		•				
Day Care – Child Nursery	C	C			C	C	•		•		•		

Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS%	PR	SP	HTO	MED	PC	GC	LI	Reserved
Drug Store (Pharmacy)									•		•		
Dry Cleaning & Laundry Pick-up								•		•	•	•	
Dry Cleaning Plant												•	
Equipment Sales, Rental & Leasing												•	
Financial Services-banking								•		•	•		
Fishing Lakes	•	C											
Food/Bakery Product Manufacturing													
Forestry and Logging	•	•										C	
Funeral Home, Mortuaries										C	C		
Furniture, Appliance or Electronics Sales										•	•		
Golf Courses and Country Clubs	•	C	•	•	•	•	•	•		•	•		
Golf, Miniature											•		
Greenhouse, Plant Nursery & Garden Supplies	C											•	
Grocery Store- Retail										•	•		
Hospital									•		•		
Health Care, Social Services, Vocational Rehab, and Family Services							•	•	•	•	•		

Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Health Club, Fitness Center & Gymnasiums								•	•		•		
Hotel								•		•	•		
Hotel, Extended Stay										C	C		
Industrial, Heavy												C	
Industrial, Light								C		C		•	
Information Services and Data Processing								•		•	•		
Kennels, Pet Care, and Dog Daycares	•	C								•	•		
Liquor Store										•	•		
Laundromat- self service											•		
Massage Therapy Establishment (licensed)										C	•		
Mini-Warehouse (Self-Storage Facility)										C		•	
Night Club, Dance Hall or Private Club										C			
Office								•	•	•	•	•	
Park, Playgrounds & Open Space (Public)	•	•	•	•	•	•	•	•		•	•	•	
Postal, Mail, and Coping Services							•	•		•	•	•	
Printing & Publishing Facility								•		•	•	•	
Psychiatric and Substance Abuse Hospitals							C		C				

Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Public Administration, Police, Fire, Government	•	•	•	•	•	•	•	•	•	•	•	•	
Public Administration, (Other than Weldon Spring)	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation Facility or Area (Commercial)								•	•	•	C	•	
Repair Services								C		C	•	•	
Research, Development & Testing Services								•	•	•	C	•	
Restaurant, Fast Food								C	C	•	•	•	
Restaurant, General								•	•	•	•	•	
Retail Sales & Services							•		•	•	•	•	
Resale (Consignment) Sales, Thrift Shops										•	•	•	
Schools (Studios), Art, Dance, Music or Beauty								•		•	•	•	
Schools, Business, Vocational or Trade School								•	•	•	•	•	
Schools (College, Junior College)								•	•	•	•	•	
Schools, Public (Elementary and Secondary)	•	•	•	•	•	•	•			•	•	•	
Schools, Private (Elementary and Secondary)	C	C	C	C			C			•			
Schools (Middle & High)										C	C	C	
Tanning Salon (State licensed)									•	•			
Tattoo Establishment (State licensed)										C			

Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:													•
Use permitted as a conditional use:													C
Use not permitted:													
USES	Aq	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Telecommunication Antennas (concealed, roof-mounted, stealth, and utility pole-mounted) by administrative permit via Section 405.215 & 405.175 as an accessory use.	•							•	C	•	•	•	
Tobacco Store											C		
Wireless communication Towers as per Section 405.225(B) as an accessory use.	C						C	C		C	C	C	
Theater, Cinemas,										•	C		
Theater, Performing Arts									•	C	C		
Utilities, Major (water & wastewater treatment plants, power generation facilities, transmission towers, substations, lift stations, and similar uses)	C									C	C	C	
Utilities, Minor (lift stations, water towers, and similar uses)	C	C	C	C	C	C			•	•	C	C	
Vaporizer (Vap)/Electric Cigarette (E-Cig) Store											C		
Veterinary Clinic								•	•	•	•	•	
Warehouse, Mini (Self-Storage)										C	•	•	
Warehouse, storage, and wholesale trade										C		•	
Reserved													



CITY OF WELDON SPRING

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Weldon Spring, MO 63304
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fax: (636) 441-8495
www.weldonspring.org

MEMORANDUM

To: Board of Aldermen

Date: 9/21/21

From: William C. Hanks, City Clerk

Subject: Section 400 Code Changes Bill

CC: Michael Padella, City Administrator, Steve Lauer, City Planner

Per Alderman Janet Kolb request at the last Board of Aldermen Meeting, this version of the proposed code changes is organized by topic.

Shipping Containers

Section 402.020

Definitions

SEMI-TRAILER: A detachable trailer for hauling freight, with wheels at the rear end, the forward end being supported by the rear of a truck tractor when attached, either with or without axels and wheels.

SHIPPING CONTAINER: A portable storage container designed and manufactured according to specifications from the International Standards Organization (ISO) as a standard, reusable vessel intended to be loaded on a truck, railcar or ship, used primarily for shipping goods.

SHIPPING CONTAINER STRUCTURE: A structure constructed on one (1) or more shipping containers.

Section 405.180

Temporary Use Permits

J. Temporary Shipping Containers

1. A Land Use Permit may be issued for a temporary shipping container for up to 180 days with a provision allowing for future extension only for demonstrated cause.
 - a. A No-Cost Land Use Permit will be issued for those temporary shipping containers that were placed on the lot/parcel prior to the effective date of this Ordinance.
2. Temporary shipping containers do not require a permanent foundation or anchoring.
3. An exemption may be allowed for shipping containers when used temporarily on a site for and during construction of a building having a valid building permit and if used for the storage of equipment/props during a permitted special event.
4. An exemption may be allowed for shipping containers that are stored on construction contractor's business sites that are waiting to be taken to offsite job sites.

Section 405.215

Performance Standards for Accessory Uses

D. Shipping Containers/Semi-Trailers

In the same location for more than 180 consecutive days

1. Must be located in the (LI) Light Industrial zoning district.
2. Must be depicted on an approved site plan.
3. A Land Use Permit must be obtained for shipping containers/semi-trailers larger than 120 sq. ft. in size.
 - a. Must be located on a level base of asphalt, concrete, paver stones, or other suitable paving surface.
 - b. A No-Cost Land Use Permit will be issued for those shipping containers/semi-trailers that were placed on the lot/parcel prior to the effective date of this Ordinance. These units will be administratively reviewed and will not require review and approval by the Architectural Review Commission.
4. Must be painted in those areas that contain rust, corrosion, or graffiti to prevent future rust and corrosion.
5. Shipping containers shall be in compliance with Chapter 500 of the Municipal Code and shall be considered a permanent structure unless approval has been granted for the shipping container to be a temporary structure.
6. Shall not be stacked.
7. May be located in either a side or rear yard but no closer to the front lot line than the principal building.
8. Shall not occupy required off street parking spaces, loading zones, building exits, public right-of-ways or impede the flow of traffic within the site development.
9. Shall meet the setback requirements of the underlying zoning district.
10. Shall be a single-unit, stand-alone unit, and shall not be in contact with or supporting any other shipping container or other structure.
11. Materials stored within shipping containers/semi-trailers are subject to review by the Cottleville Fire Protection District. Failure to eliminate any fire hazards as recommended by the Cottleville

16. Shipping Containers/Semi-Trailers

- 1. If the shipping container/semi-trailer is placed on a lot/parcel after the effective date of this Ordinance, it shall be painted in the same or a complimentary color of the principal building. Complimentary colors would consist of an earth tone, white or similar color that blends in with the principal building.**
- 2. Words, murals or logos are not allowed on the shipping container/semi-trailer if it is placed on the lot/parcel after the effective date of this Ordinance, except for the current shipping container/semi-trailer owner's business name or logo.**
- 3. Screening may be required if the shipping container/semi-trailer is located within 50 feet of a residentially zoned lot/parcel and is visible from said residential lot/parcel.**

Section 405.527

Shipping Container Compliance

- A. All owners of property within the City of Weldon Spring shall have 120 days from the effective date of the ordinance certified in this Ordinance to bring the properties which contain shipping containers that are in violation of the terms of this Ordinance, into full compliance with the provision of this Ordinance.**
- B. If a shipping container is found to be in a zoning district where it is prohibited, the Zoning Commissioner shall cause written notice to be served upon the owner of the property on which the shipping container is located. Such notice shall state that the shipping container shall be removed within thirty (30) business days of receipt of notice. In addition, the provisions of Section 405.530. Violations and Penalties of the Municipal Code of the City of Weldon Spring shall be applicable.**

Senior Living

Section 402.020

Definitions

ASSISTED LIVING FACILITY: A residential facility licensed by the State of Missouri that provides twenty-four (24) hour care, services and protective oversight to residents who are provided with shelter and board and who may need assistance with daily living activities.

CONGREGATE CARE FACILITY: A senior residential facility that offers apartment style living for adults who are in good health and do not require medical care. Facilities may offer services such as meals, housekeeping, transportation and other forms of personal care.

RESIDENTIAL CARE FACILITY: A residential facility licensed by the State of Missouri that provides twenty-four (24) hour accommodation and care during short term illness or recuperation.

SENIOR HOUSING FACILITY: A premises consisting of age-restricted dwelling units designed for and occupied exclusively by persons fifty-five (55) years of age and older who are in good health and do not require medical or skilled nursing. In the case of individuals residing together either by marriage or domestic partnership, at least one (1) of the residents must be fifty-five (55) years of age or older. Such facilities do not include skilled nursing facilities, residential care facilities, assisted living facilities, congregate care facilities or any other uses which provide medical care.

SKILLED NURSING FACILITY: A residential facility licensed by the State of Missouri that provides twenty-four (24) hour accommodation, nursing care and treatment services for persons who need nursing care and medical service, but do not require intensive hospital care.

Section 405.225

Performance Standards for Conditional Uses

E. ~~[Nursing And Residential Care]~~ **Senior Care/Housing Facilities. Assisted Living, Congregate Care, Residential Care, Senior Housing & Skilled Nursing Facilities** ~~[Nursing homes and residential care facilities]~~ may be allowed in the "RS 1/2," "PR," and "PC" zoning districts based on the following criteria:

1. Shall be on a site of at least five (5) acres.
2. The density of development (for apartment-type units) within a ~~[residential]~~ **Senior care/housing** facility shall not exceed ~~[twenty (20)]~~ **fifteen (15)** dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
3. ~~[Residential]~~ **Senior care/housing** care facilities shall be primarily residential in character; however, for **Assisted Living, Congregate Care, Residential Care, & Skilled Nursing Facilities**, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
4. ~~[The maximum floor area ratio, as defined in Chapter 402, shall be two-tenths (0.2). For example, if a five (5) acre site was developed at a FAR of two-tenths (0.2) it may have a single story building with forty three thousand five hundred sixty (43,560) square feet of gross floor area or a two (2) story building on the same lot with twenty one thousand seven hundred eighty (21,780) square feet of gross floor area for each level, etc.]~~

An accessible elevator is required for structures with two or more floors.

5. **In compliance with** other additional reasonable requirements designed to protect the safety and general welfare of adjoining landowners and other residents of the City.

Section 405.295

Minimum Required Off-Street Parking Spaces

B. General Parking Requirements.

3. Residential Uses.

- e. ~~[Assisted living]~~ **Senior housing** facilities: one (1) space per dwelling unit.

~~[f. Congregate care facilities: one and one-half (1 1/2) spaces per resident.]~~

K. Health Care And Social Assistance.

4. ~~[Nursing And Personal Care]~~ **Assisted Living, Residential Care, & Skilled Nursing Facilities** (Uses Within NAICS Code 623): One (1) parking space ~~[per two (2) patient]~~ **for every five (5) beds plus one (1) space for every one (1) employee on the maximum shift.**

5. Congregate Care Facility: One (1) parking space per dwelling unit.

~~[5]~~ **6.** All Other Health Services: One (1) parking space per two hundred fifty (250) square feet of floor area.

~~[6]~~ **7.** All Other Social Service Uses: One (1) parking space per three hundred (300) square feet of floor area.

Section 405.430

Design Standards

- A. The Architectural Review Commission shall use the following design standards when reviewing land use permit applications in any applicable zoning district for permanent buildings. For purposes of this Section 430.430, residential buildings shall include single-family, single-family attached villas, and multi-family dwellings; commercial buildings shall include retail, office and related uses allowed in the "MED" Medical District, "GC" General Commercial District and "PC" Planned Commercial District; institutional buildings shall include private schools, hospitals, ~~[nursing homes]~~ **skilled nursing facilities**, and similar institutional uses in any applicable zoning district; industrial buildings shall include manufacturing, warehousing and similar industrial uses allowed in "LI" Light Industrial District; major recreational buildings shall include ice rinks, indoor soccer facilities and buildings housing similar uses allowed in the "LI" Light Industrial District; and agricultural buildings shall include barns, kennels and similar buildings, whether principal or accessory, used for agricultural, livestock or large animal support or other accessory uses when located in the "AG" Agricultural District or "RS-3" Single-Family Residential District.

Boundary Adjustment Plat

Section 402.020

Definitions

PLAT, BOUNDARY ADJUSTMENT: A plat which depicts a change in a recorded subdivision that affects any lot line, provided that no new lot or illegal zoning lot is created.

Section 410.335

Boundary Adjustment Plat

A. Three (3) folded prints of the boundary adjustment plat shall be submitted to the City Planner. In addition to the three (3) paper prints and a digitized version that complies with St. Charles County mapping standards shall be submitted. The digitized version should be accompanied by the information consistent with the final plat. All Boundary Adjustment Plats shall be prepared by a Missouri registered professional land surveyor and/or Missouri registered professional engineer and bear their signature and seal. The filing/review fee for a Boundary Adjustment Plat is found in Section 412.010.

1. Boundary Adjustment Plats must be made on official forms and shall be submitted with all required fees. Official forms are available at City Hall and on the City's website (www.weldonspring.org). Fees are established by the Board of Aldermen and listed on the official "Weldon Spring Fee Schedule" which is also available at City Hall and on the City's website (www.weldonspring.org).

2. Boundary Adjustment Plats must be approved administratively by the City Planner and City Engineer.

B. Boundary Adjustment Plats must also meet the following criteria:

1. No additional lot shall be created by any boundary adjustment.

2. The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by the current zoning district.

3. Existing zoning shall not be affected by this procedure.

C. Boundary Adjustment Plats shall include, at a minimum, the following:

1. Name of plat and names of those who prepared the plat.

2. North point, date of survey, and scale used.

3. Location of original and adjusted lot lines and their relation to established section lines, fractional section lines or U.S. survey lines.
4. Acreage of original and adjusted lots.
5. Setback lines, location of easements.
6. Street numbers of each lot.
7. Certification as to acreage boundaries, monuments made by a registered land surveyor, testifying that the above were made by the surveyor.
8. Owner of record signature(s) and lienholder's statement. These signatures must be acknowledged by a public notary prior to recording the plat.
9. The statement "This Boundary Adjustment Plat is approved for recording this _____ day of _____." The statement shall also include a three (3) inch line with the title "City Planner" directly below the line for his/her signature.

D. Boundary Adjustment Plat Approval. No Boundary Adjustment Plat shall be filed for record or recorded in the office of the Recorder of Deeds for St. Charles County, Missouri, unless and until the approval of the City Planner is endorsed thereon.

Public Use Land Donation

Section 410.630

Public Uses

A. Parks, Playgrounds And Recreation Areas.

1. Recreation Standards. The City shall require that land be reserved for parks, playgrounds and other recreation purposes in locations designated by the City's Comprehensive Plan, **Parks & Greenways Master Plan** or where such reservations are deemed appropriate. Each reservation shall be of suitable size, dimension, topography and general character, and shall have adequate street access for the particular purpose envisioned by the Planning and Zoning Commission. The area shall be shown and marked on the plat "Reserved for Park and/or Recreation Purposes." When recreation areas are required, the Planning and Zoning Commission shall determine the number of acres to be reserved based on Table 3. The applicant shall dedicate all such recreation areas to the City or to a homeowners' association at the discretion of the City. For multi-family uses, the City shall determine the overall site, and density, and apply the appropriate percent of public use donation based upon the Table 3. ~~acreage for reservation based on the number of dwelling units per acre.~~

Table 3 Recreational Requirements	
Size of Single Family Lot	Percentage of Total Land in Subdivision to be Reserved for Recreation Purposes
80,000 sq. ft. (§ 1.8 acres) and greater	4.0%
40,000 sq. ft. (§ 0.92 acres)	5.0%
20,000 sq. ft. (§ 10.46 acres) or less	6.0%

Table 3 Public Use Requirements			
Lot Size (Sq. Ft.) based upon Density	Public Use Donation %	Lot Size (Sq. Ft.) based upon Density	Public Use Donation %
200,000 or greater	2.5%	20,000	6.0%
160,000	3.0%	15,000	6.5%
120,000	3.5%	10,000	7.0%
80,000	4.0%	7,500	7.5%
60,000	4.5%	5,000	8.0%
40,000	5.0%	3,750	8.5%
30,000	5.5%	2,500 or less	9.0%

2. Minimum Size of Park And Playground Reservations. In general, land reserved for recreation purposes shall apply to proposed development sites consisting of 15 acres or larger, if less than 15 acres then the Subsection (A)(4) Alternative Procedure may apply [have an area of at least four (4) acres]. When the percentages from Table 3 would create less than four (4) acres, the Planning and Zoning Commission may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added when the adjacent land is subdivided. In no case shall an area of less than two (2) acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its area. When recreation land is not reserved in a subdivision or the land reserved is less than the percentage in Subsection (A)(1) above, the provisions of Section (A)(4) hereof shall be applicable.
3. Recreation Sites. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield or for other recreation purposes; shall be relatively level and dry; and shall be improved by the applicant to the standards required by the Board of Aldermen. Said improvements shall be included in the subdivision improvement agreement and security. A recreation site shall have a total frontage on one (1) or more streets of at least two hundred (200) feet and no other dimension of the site shall be less than two hundred (200) feet in depth. The Planning and Zoning Commission may refer any subdivision proposed to contain a dedicated park to the Board of Aldermen for a recommendation. All land to be reserved for dedication to the City for park purposes shall have prior approval of the Board of Aldermen and shall be shown marked on the plat "Reserved for Park and/or Recreation Purposes."

4. Alternative Procedure — Money In Lieu Of Land. Where, with respect to a particular subdivision, the reservation of land required pursuant to this Section does not equal the percentage of total land required to be reserved in Subsection (A)(1) above, the Board of Aldermen shall require, prior to final approval of the subdivision plat, that the applicant deposit with the City Treasurer a cash payment in lieu of land reservation. Such deposit shall be placed in a Neighborhood Park and Recreation Improvement Fund to be established by the Board of Aldermen. The deposit shall be used by the City for improvement of a neighborhood park, playground or recreation area including the acquisition of property. The deposit must be used for facilities that actually will be available to and benefit the persons in the subdivision for which payment was made and be located in the general neighborhood of the subdivision.

Land Use Table Change

In the Residential Principal Uses section of the Land Use Table Nursing Home was deleted, and Congregate Care, Senior Housing and Skilled Nursing Facilities uses were added to Assisted living and Residential Care Facilities uses. These uses are no longer permitted as a conditional use in Agricultural "AG" zoned districts. These uses were added as a conditional use in the "RS 1/2" Single-Family Residential District. All the changes are highlighted in "Exhibit A," which is attached hereto and is incorporated by reference herein.

Minor Subdivision Definition

Section 410.135

Definition of Minor Subdivision

Any subdivision containing not more than two (2) lots fronting on an existing street or access easement, not involving the creation of a commercial access easement, a new street, the extension of City facilities or the creation of any public improvements and not adversely affecting the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Zoning Ordinance or these regulations ~~including lot line adjustments~~. One (1) minor subdivision shall be permitted per parcel from the City incorporation date (November 8, 1984) or the annexation date of the parcel, whichever is earlier.

Mayer and Board of Aldermen:

We propose to add an addition at
4828 Sammelman Road. We were
turned down at the 1st Review Board

because we did not have 100% Brick or Stone

The style of home we are proposing doesn't
have 100% stone it incorporates several styles
and colors of siding. We have more than
40% percent on front of home

What we are proposing is 1000% better than
what's there now. Our home currently has no
Brick or Stone. This home is a vast improvement
to area for curb appeal and increase tax
base.

Thanks —

Brian & Anna

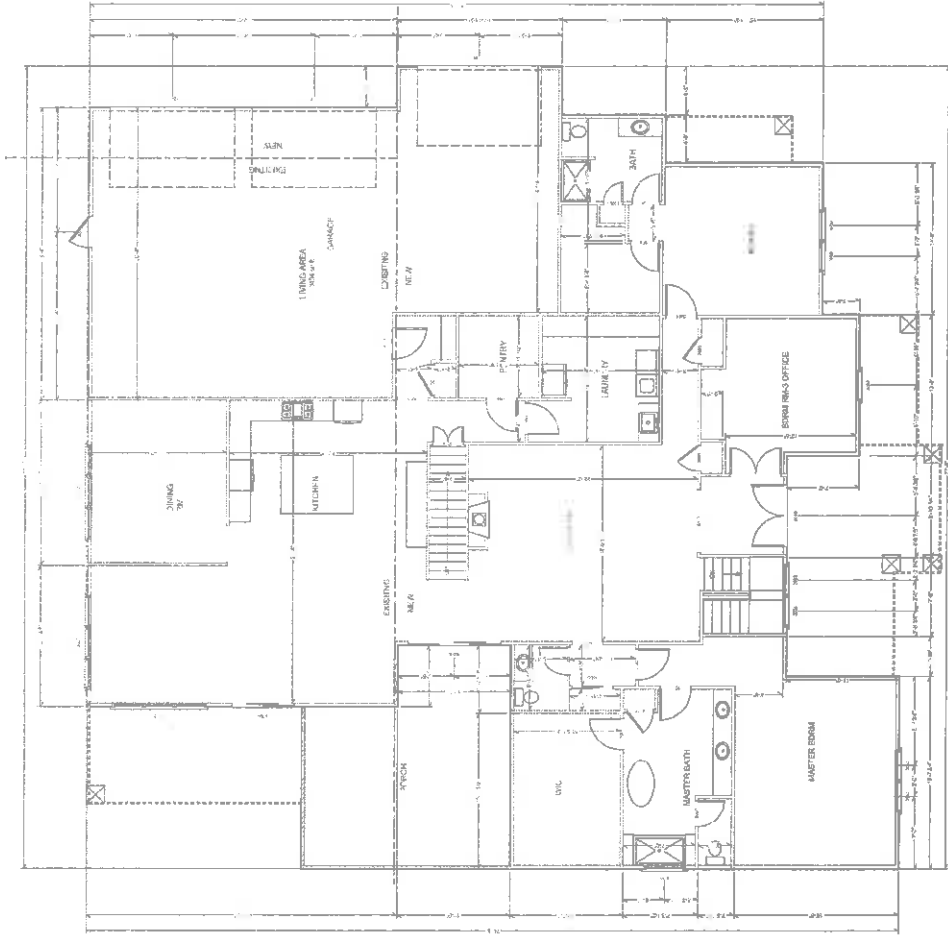
DATE: 01-15-2021	BY: J. L. HARRIS
PROJECT: 101-101-101	DATE: 01-15-2021
CLIENT: J. L. HARRIS	DATE: 01-15-2021
ARCHITECT: J. L. HARRIS	DATE: 01-15-2021
DATE: 01-15-2021	BY: J. L. HARRIS



1ST FLOOR PLAN
101-101-101
101-101-101
101-101-101
101-101-101

Haywood Addition

DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS

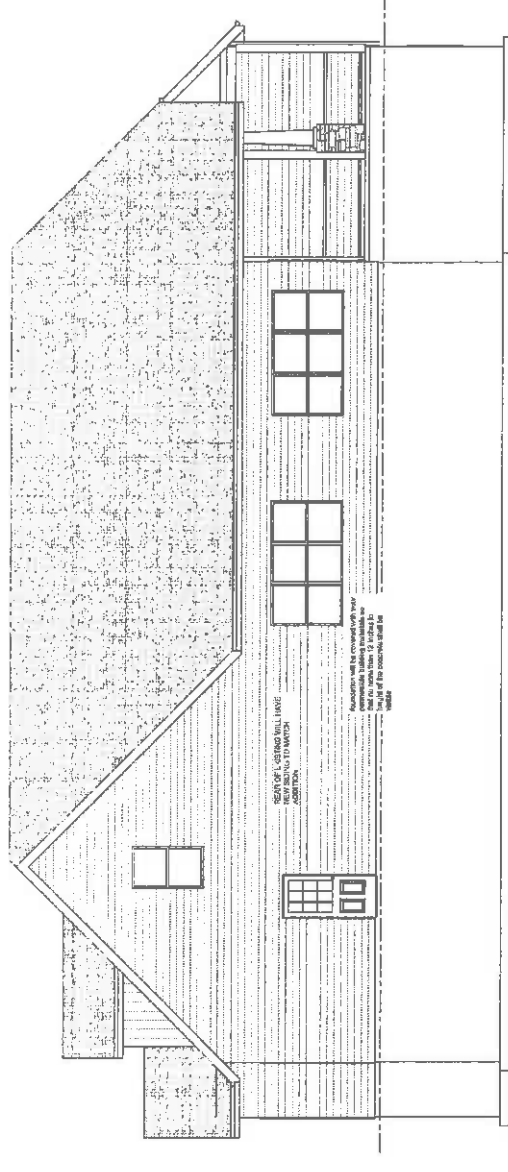
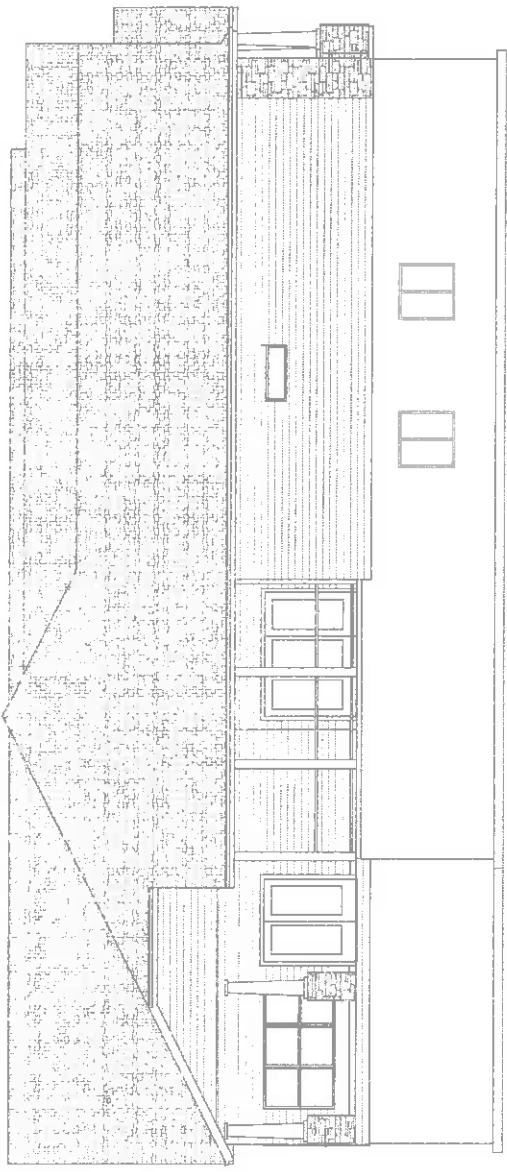


DATE	1/11/2021
BY	LT
PROJECT	Haywood Addition
DESCRIPTION	ADDITION
CLIENT	LT Designs LLC
ADDRESS	116-207-0008



ELEVATIONS	
Front Elevation	116-207-0008
Side Elevation	116-207-0008

Haywood Addition



DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS

City Planner

From: City Planner
Sent: Wednesday, August 18, 2021 3:40 PM
To: Brian and Lisa Haywood
Cc: Halbrookw, City Clerk; City Administrator
Subject: Architectural Review Commission Recommendation August 17, 2021
Attachments: SKM_C284e21081815410.pdf

Brian and Lisa Haywood,

The Architectural Review Commission shall recommend denial of an application if it determines that the proposed structure does not conform to the City's design standards or will be detrimental to the welfare of adjoining and surrounding properties of residents or owners and may make recommendations in regard to such application if it sees fit. Written confirmation of this action by the Architectural Review Commission is being sent to you through the attachment in this email.

The following comment was listed by the Commission in the attachment as the reason for the denial recommendation of the addition to a residence at 4828 Sammelman Road: The front façade of the structure consisted of materials that were not brick or stone masonry which was not in compliance with City Ordinances.

Any decision of the Architectural Review Commission may be appealed to the Board of Aldermen for review. The Board of Aldermen may modify any decision of the Architectural Review Commission, but such modification shall require an affirmative vote of two-thirds (2/3) of the members of the Board of Aldermen.

The next Board of Aldermen meeting will be held on August 26, 2021. Your appeal to the Board of Aldermen must be received by the City Clerk, Mr. Bill Hanks by 4 P.M. on August 19, 2021. If you are unable to make the August 19th deadline, the next Board of Aldermen meeting will be held on September 14, 2021 with a deadline of September 9th for having your appeal submitted to the City Clerk.

If you have any further questions concerning this matter please feel free to contact me at your earliest convenience.

Steve Lauer
City Planner
5401 Independence Road
Weldon Spring, MO 63304
636-441-2110 Ext. 106



City of Weldon Spring Architectural Review

Residential Buildings

Address: 4828 Sammelman
Addition to Residence

Date: 8/17/21

Building Materials: Brick, stone masonry, painted wood or a material such as vinyl siding which resembles painted wood. Glass block may be used as an accent material.

Prohibited: Exterior appearance having materials of metal, smooth masonite, permastone, concrete cinder block, plywood, half-timber, logs or concrete bricks.

☒ **Approved** **Comments:** _____

☐ **Disapproved** _____

Building Colors: White, earth tone colors, including, but not limited to, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown or similar suitable colors. Fluorescent colors shall not be allowed.

☒ **Approved** **Comments:** _____

☐ **Disapproved** _____

Trim/ Window Colors: Earth tones, white or a color that clearly complements the main color of the building. Fluorescent colors shall not be allowed.

☒ **Approved** **Comments:** _____

☐ **Disapproved** _____

Front Facade: Brick or stone masonry, unless alternative material is approved by the Architectural Review Commission based on the design of the structure. The front facade of every residential building shall wrap around and continue a minimum of twenty-four (24) inches on each side of the building. If architecturally acceptable, other materials such as painted wood and vinyl siding could be considered for front facades.

☐ **Approved** **Comments:** _____

☐ **Disapproved** _____

Roofs: Shall be covered by slate, tile, cedar shake, fiberglass/asphalt shingles or architectural metal shingles. The pitch of the roof shall have at least a four-foot rise to twelve-foot horizontal run. Materials covering dormers, bay windows and similar architectural features may be any of the above materials or may be copper or a similar material provided that such material is in harmony with the roof material of the rest of the dwelling.

☒ **Approved** **Comments:** _____

☐ **Disapproved** _____

Single - Family Garages: Shall be side-entry or rear entry except for garages in the "AG" Agricultural District which shall be exempt from this requirement. Garages should conform architecturally to the principal building and its environs.

☒ **Approved** **Comments:** _____

☐ **Disapproved** _____

Driveways: Shall be a minimum of ten (10) feet wide. Driveways shall extend at least twenty-five (25) feet from the face of the garage and shall have a minimum turn radius of fifteen (15) feet. Driveways shall not have a slope over fifteen percent (15%), and driveways over two hundred (200) feet shall not have a slope over twelve percent (12%). Variances from the fifteen percent (15%) limit may be approved by the

Architectural Review Commission. Driveways shall be set back at least four (4) feet from the side lot line from the point of intersection with the street right-of-way to the front line of the house. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway, unless a retaining wall is used to minimize the slopes. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt, concrete, paver stones or other suitable paving material except for driveways in the "RS-3" Single-Family Residential District and the "AG" Agricultural District which exceed two hundred fifty (250) feet in length, which shall be exempt from this requirement.

☒ **Approved** **Comments:** Concrete
☐ **Disapproved**

Foundations: Shall be covered with a permissible building material so that no more than twelve (12) inches in height of the concrete of any building shall be visible.

☒ **Approved** **Comments:** _____
☐ **Disapproved**

Walkways: Shall consist of stone, brick or concrete. Asphalt walkways are expressly prohibited.

☒ **Approved** **Comments:** _____
☐ **Disapproved**

Native Prairie Plants Required: Residential lots shall provide native prairie plants, as approved by the Missouri Department of Conservation, on steep slopes of 3:1 or greater pitch. Except, however, that such plants shall not be required for areas of the site which have a slope exceeding a 3:1 pitch prior to site development and which will remain in an undisturbed natural state. Native prairie plants shall be required on all stormwater runoff areas.

☐ **Approved** **Comments:** N/A.
☐ **Disapproved**

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.

☐ **Approved** **Comments:** N/A.
☐ **Disapproved**

Height, Scale, Mass Must be considered and shall be in proportion to other buildings in the vicinity. Where other neighbors are not in the vicinity, the Architectural Review Commission shall consider the overall character of that part of the City as well as its Comprehensive Land Use Plan in making a determination.

☒ **Approved** **Comments:** _____
☐ **Disapproved**

Architectural Style: Shall be harmonious with the existing styles in the vicinity. Where neighbors are not in the vicinity, the Architectural Review Commission shall consider the overall character of that part of the City as well as its Comprehensive Land Use Plan in making a determination.

☒ **Approved** **Comments:** _____
☐ **Disapproved**

Fences in Yards Abutting City Roads: Not more than fifty percent (50%) of the surface area of such fences shall be opaque and the green spaces must be uniformly and reasonably dispersed throughout the entire area of the fence. Such fences shall be constructed of white PVC, be white PVC clad, black wrought iron or natural split rail. Other similar low-maintenance materials or other colors must be

☐ Approved Comments: N/A.
☐ Disapproved

_____ Approved Comments: N/A.
 _____ Disapproved

Signoff:

Conditional Approval

RECEIVED
Karen L. Nutselder
J. M. City

Front facade does not meet city
ordinances.