

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
JANUARY 8, 2018**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, January 8, 2018 at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall at 5401 Independence Road. The meeting was called to order by **Chairman Mike Mullins**.

ROLL CALL: The following Planning and Zoning members were present: **Chairman Mike Mullins, Commissioner Tim Marstall, Commissioner Bill Nabholz, Commissioner Steve Crum, and Commissioner Tom Castrop**. Also present was **Don Licklider**, Mayor of Weldon Spring and **Don Schwaab**, Alderman for Weldon Spring.

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

APPROVAL OF MINUTES: Minutes of the November 6, 2017 meeting were approved with no corrections or additions. **Commissioner Nabholz** made a motion to approve the minutes and **Commissioner Crum** seconded the motion. A voice vote was taken; all members voted to approve the minutes as written. The motion passed.

CITIZEN COMMENTS: **Chairman Mike Mullins** called for any Citizen's comments. As there were no members of the public present, Chairman Mullins moved to the next item on the agenda.

REPORT OF THE BOARD OF ALDERMEN:

Alderman **Don Schwaab** reported that the Board of Aldermen met with Brad Goss, who is an attorney representing the Bluffs Golf Course and although the planned development of 425 residences are not to be built within the City of Weldon Spring city limits, there was a discussion of traffic concerns that will affect Weldon Spring.

The Board of Aldermen also approved the bills that were presented to the Board for review for the recent quarter expenses.

The Board of Alderman approved the St. Charles County Law Enforcement contract for the City's continuing Police services.

Alderman Schwaab also noted that **Alderman Bill Kohrs** and **Alderman Bruce Robb** would not be seeking re-election in the upcoming April elections.

Alderman Schwaab reported that City Administrator Michael Padella had met with MoDOT regarding the installation of safety cables in the median of Highway 94.

Alderman Schwaab reported that **Mayor Licklider** had met with State Representative John Wieman with respect to the intersection of South Breeze and Highway 94, where there have been numerous traffic crashes with a recent fatality involving a resident of Breeze Park. They discussed proposed solutions to that intersection, specifically a J-turn intersection.

Commissioner Brogan arrived during **Alderman Schwaab's** report.

Mayor Licklider discussed the proposed J-turn at South Breeze and Highway 94.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS:

A. Record Plat – the Enclave at Blue Ridge Terrace

Jessica Hargrave of BAX Engineering appeared regarding the proposed development at the end of Nancy Lane. She spoke briefly, then asked if there were any questions.

Alderman Schwaab asked if the owners were aware of the 24 hour maintenance, and asked if the owners would sign off on it. **Ms. Hargrave** stated that she would check on it and let the Board know as soon as she found out.

Chairman Mullins asked her to talk about entry easement. She stated that lots #1 and #4 would be the only ones with the easement; they would own the easement. He asked about a monument sign, and because no structures are permitted, there would be none.

Chairman Mullins called for a Motion to recommend approval of the Record Plat for the Enclave at Blue Ridge Terrace to the Board of Aldermen. **Commissioner Brogan** made a Motion to recommend approval to the Board of Aldermen; **Commissioner Nabholz** seconded the Motion. A voice vote was taken and all approved, there were no nay votes or abstentions.

ADJOURNMENT: **Commissioner Nabholz** made a motion to adjourn the meeting.

Commissioner Marstall seconded it. All present voted in favor of adjournment.

Chairman Meiners closed the meeting at 7:40 PM, in order to convene a Work Session.

WORK SESSION: There was a work session that commenced immediately upon the adjournment of the Meeting of the Planning and Zoning Commission.

Respectfully submitted,

Laura Brown, CCA
Deputy City Clerk