

**CITY OF WELDON SPRING  
PLANNING & ZONING COMMISSION  
MAY 6, 2013**

**CALL TO ORDER:** The regular meeting of the Planning & Zoning Commission of the City of Weldon Spring was held on Monday, May 6, 2013 at approximately 7:30 P.M. The meeting was held at the Weldon Spring City Hall which is located at 5401 Independence Road. The meeting was called to order by Chairman Mike Mullins.

**ROLL CALL:** The following Planning & Zoning members were present: Mullins, Brogan, Paleen, Mesle, Driver, Alderman Jelen and Mayor Licklider.

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

**APPROVAL OF MINUTES:** *Commissioner Mesle moved to approve the minutes from the March 4, 2013 as submitted. Commissioner Brogan seconded the motion and the motion carried.*

**VISITOR’S/PUBLIC COMMENT:**

There were no comments.

**REPORT OF THE BOARD OF ALDERMEN:**

**Alderman Jelen** stated that the Board of Aldermen had approved the Conditional Use Permits for both Westchester Farms and The Enclave @ Saddleback – Plat Two.

**PUBLIC HEARING:**

A.) –CONSIDERATION OF A CONDITIONAL USE PERMIT FOR “WHITMOOR COUNTRY CLUB – PLAT #7, LOT M7” TO ALLOW FOR CONVENTIONAL DEVELOPMENT IN LIEU OF CONSERVATION DEVELOPMENT.

**Chairman Mullins** opened the public hearing and asked if anyone wished to speak.

**Brad Goss** (representing the owners of Plat #7, Lot M7) said that this area consisted of approximately 2.4 acres and was located directly next to the Whitmoor Country Club. He said that there were trying to preserve as much tree area as possible and stated that there would be four (4) lots on the site.

**Clem Drag** (Rosslare Drive) asked what the estimated value of the proposed homes was thought to be.

**Mr. Goss** said that he felt they would be around \$600,000.00.

**Mr. Drag** said that he was concerned about the placement of the homes that were slated to be placed across from his house.

**Mr. Goss** said that he would not be looking at the rear of the proposed homes.

No one else spoke, so **Chairman Mullins** closed the public hearing.

**OLD BUSINESS:**

There was “No” Old Business.

**NEW BUSINESS:**

**A. – CONDITIONAL USE PERMIT – WHITMOOR COUNTRY CLUB PLAT #7, LOT M7 – (DISCUSSION/RECOMMENDATION(S)).**

**Commissioner Driver** asked if lot's A&B will face the street.

**Mr. Goss** said "yes".

**Commissioner Driver** asked if lot's C&D would face the easement.

**Mr. Goss** said that they will be right next to the exit and will come through the Country Club parking lot.

*\*\*\* Commissioner Paleen then made a motion to recommend that the Board of Aldermen approve the Conditional Use Permit for the Whitmoor Country Club Plat #7, LotM7 as submitted. Commissioner Mesle seconded the motion and the motion carried.*

**B. – EHLMANN FARMS – PRELIMINARY PLAT – (DISCUSSION/MOTION)**

**Skip Stone** (Lombardo Homes) said that Lombardo Homes was the contract purchaser of this property which was approximately 10 acres and the lots would be approximately 20,000 square feet with 1.6 acres of common ground. He also stated that the bend in Sammelmann Road would be straightened out.

**Mayor Lickliger** said that he would like the trees placed closer to the homeowners' lots so that people can still walk along the grassy area.

**Mr. Stone** said that would be alright with him.

**Chairman Mullins** asked if there was any talk of sidewalks.

**Mayor Lickliger** said that the road was dangerous and there might be some road work done in the future.

*\*\*\* Commissioner Brogan made a motion to approve the Preliminary Plat for Ehlmann Farms as submitted. Commissioner Driver seconded the motion. The motion carried.*

**C. – ENCLAVE @ SADDLEBACK – PLAT 2 – FINAL RECORD PLAT – (DISCUSSION/RECOMMENDATION)**

**Brad Goss** said that everything else has already been approved.

*\*\*\* Commissioner Driver made a motion to recommend that the Board of Aldermen approve the final record plat for the Enclave @ Saddleback – Plat 2 as submitted and Commissioner Mesle seconded the motion.*

**D. – RFQ FOR CITY PLANNER – UPDATE – (DISCUSSION)**

The City Administrator (Michael Padella) said that notice had gone out already but only one person responded, so he is going to resubmit with May 23<sup>rd</sup> as a deadline.

He stated that this person would provide back-up for the interim Planner and also assist with any revisions to the City's Comprehensive Plan.

**Mr. Padella** said that he would welcome and guidance from the Planning & Zoning Commission on this.

**Alderman Jelen** mentioned that Parks Master Plan and **Chairman Mullins** suggested that we look for someone who has some expertise in park planning.

**CHAIRMAN'S & COMMISSION MEMBERS COMMENTS:**

**Alderman Jelen** said that the Board of Aldermen will be holding a Work Session soon and some issues coming up during that session would include solar panels, wind energy

and fracking. He wondered if perhaps Planning & Zoning would like to be involved in some of these issues.

**Chairman Mullins** said “yes”, most definitely.

**WORK SESSION:** No Work Sessions were set.

**ADJOURNMENT:**

*Commissioner Mesle moved to adjourn the meeting. Commissioner Paleen seconded the motion and the motion carried. The meeting was adjourned at approximately 8:15 P.M.*

Respectfully submitted:

---

M. Kwiatkowski, MRCC  
City Clerk