

**CITY OF WELDON SPRING  
PLANNING & ZONING COMMISSION  
JUNE 3, 2013**

**CALL TO ORDER:** The regular meeting of the Planning & Zoning Commission of the City of Weldon Spring was held on Monday, June 3, 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, Henslee, Brogan, Hillmer, Alderman Jelen and Mayor Licklider.

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

**APPROVAL OF MINUTES:** *Mayor Licklider moved to approve the minutes from the May 6, 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 Final Record Plat for the Enclave @ Saddleback (Plat 2) and the Conditional Use Permits for the Whitmoor M7 property as well as a voluntary annexation and five (5) fireworks stands.

**PUBLIC HEARING:**

A.) –CONSIDERATION OF A CONDITIONAL USE PERMIT FOR “BREEZE PARK SNF ADDITION” TO ALLOW FOR CONVENTIONAL DEVELOPMENT IN LIEU OF CONSERVATION DEVELOPMENT AND THE AMENDED AREA PLAN.

**Chairman Mullins** opened the public hearing and asked if anyone wished to speak. **Dale Bax** (representing Bax Engineering), Steve Kienstra (Lutheran Senior Services) and Todd Hagermann from (Grub & Associates) were present and available for questions. No one spoke, so **Chairman Mullins** closed the public hearing.

**OLD BUSINESS:**

There was “No” Old Business.

**NEW BUSINESS:**

A. – CONDITIONAL USE PERMIT – BREEZE PARK SNF ADDITION – (DISCUSSION/RECOMMENDATION(S)).

**Dale Bax** said that the complex has been around since the 90’s and it consists of independent living to skilled nursing. He continued by saying that they were going to add an additional 15,750 square feet which would add 20 more beds thereby having a total of 160 beds and 47 more parking spaces would also be added. Mr. Bax said that

approximately 2.27 acres of ground would be disturbed.

*\*\*\* Mayor Lickliger moved that the P&Z recommend that the Board of Aldermen approve the Conditional Use Permit for the Breeze Park SNF addition as submitted. Commissioner Henslee seconded the motion and the motion carried.*

**B. – AMENDED AREA PLAN – BREEZE PARK – (DISCUSSION/RECOMMENDATION)**

*\*\*\* Mayor Lickliger made a motion to recommend that the Board of Aldermen approve the Amended Area Plan for Breeze Park – SNF Addition and. Commissioner Hillmer seconded the motion. The motion carried.*

**Mayor Lickliger** asked if our City Engineer (Mike Meiners) was okay with the hydraulic system and detention basins.

**Dale Bax** said “yes” they have been working very closely with the City Engineer on this.

**(Commissioner Halbrook entered the meeting at this point.)**

**C. – SECTION PLAN – BREEZE PARK – (DISCUSSION/RECOMMENDATION)**

*\*\*\* Commissioner Brogan made a motion to recommend that the Board of Aldermen approve the Section Plan for the Breeze Park – SNF Addition as submitted and Commissioner Henslee seconded the motion.*

**Alderman Jelen** said that he wanted to make sure that no residents would be displaced during this construction.

**Mr. Bax** assured Alderman Jelen that everyone would be accommodated.

**D. – COMPREHENSIVE LAND USE PLAN – (DISCUSSION)**

**Chairman Mullins** said that the Comprehensive Land Use Plan basically states or points out where we want the City to go. He felt that the P&Z Commission needed to start working on this during the fall of 2013 and would need someone with experience to do this. He reminded the commission that currently we have an interim City Planner who is not fully versed in comprehensive planning.

**E. – WIND/SOLAR POWER – (DISCUSSION)**

**Chairman Mullins** mentioned that Weldon Spring doesn’t have any issues with this yet but other cities are experiencing it. He said that he felt that the City should get prepared and be pro-active on this and get something in the City codes. He asked that the P&Z members think about this.

**F. – SHOOTING RANGES – (DISCUSSION)**

**Commissioner Mullins** said that there has been some controversy over some places wanting to put shooting ranges in next to ball parks, playgrounds, etc. He asked that the P&Z members also consider this issue and “where” would these places be allowed in our City if we were to allow them.

Alderman Jelen said that “fracking” is another issue that P&Z might want to consider.

“Covenants and Restrictions” came up and the concerns that go along with them. **Chairman Mullins** said the problem was even though they are recorded, if a question comes up “WHO” do we talk to if there are problems. He said that he didn’t believe that we do a good enough job of reviewing these covenants when presented.

**Commissioner Henslee** said that he totally agreed with that.

**Alderman Jelen** asked “who” would be responsible for doing the review of the covenants.

**Chairman Mullins** stated that our City Code doesn’t say but the City would need to direct someone such as the City Attorney or City Planner with their fee to be covered by the developer.

**Alderman Jelen** suggested that we recruit people from the City who have some experience in this and then have a Work Session and make a boiler-plate for future developers.

There was discussion over how it could be enforced, such as fines or liens.

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

There were “No” comments.

**WORK SESSION:** A Work Session was set for June 17<sup>th</sup>, 2013 at 7:30 PM regarding Covenants and Restrictions.

**ADJOURNMENT:**

*Commissioner Hillmer moved to adjourn the meeting. Commissioner Halbrook seconded the motion and the motion carried. The meeting was adjourned at approximately 8:25 P.M.*

Respectfully submitted:

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M. Kwiatkowski, MRCC  
City Clerk