

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
APRIL 6, 2016**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, April 6, 2015 at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall which is located at 5401 Independence Road. The meeting was called to order by Chairman Mike Mullins.

ROLL CALL: The following Planning and Zoning members were present: Mike Mullins, Tim Marstall, Terry Brogan, Mike Paleen, Bill Nabholz, and Debra Mesle. Also present was Mayor Licklider, Michael Padella and Todd Streiler.

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

APPROVAL OF MINUTES: ****Commissioner Mullins moved to correct the minutes from the March 9, 2015 meeting to show that Mike Mullins was present at that meeting. The motion was seconded by Debra Mesle and the Motion carried. The minutes were then approved as corrected.*

REPORT OF THE BOARD OF ALDERMEN: No Aldermen were present, therefore there was no report.

PRESENTATION OF THE COMPREHENSIVE PLAN: Todd Streiler gave an approximately 15 minute presentation on the proposed Comprehensive Plan. (hereinafter referred to as "Plan" or "the Plan".)

The updates he presented contained updates to the plan of 1990 as well as the 2008 plan. The elements of the previous plans remain in the current plan. The goals and objectives were tweaked for maximum benefit to the community; coverage and future land use maps were taken into consideration in updating the Plan. Comparable peer communities used were Ladue, Town and Country and St. Charles County to get a snapshot of "who we are" and what kind of consumers we are. A survey went out to the residents of Weldon Spring to find what the top issues and priorities were for the residents. A majority of respondents indicated that their concern was preservation of current open space, supply of parks, recreation and trails to provide more outdoor activity. Respondents stated that Weldon Spring is a great place to live, raise children, return to and visit. These same respondents state that City Hall is doing a good job with City services and improving quality of life issues. Weldon Spring was seen to be not negatively affected by the downturn in the housing market that has affected other areas in the Metro. Respondents approved of the bedroom community atmosphere; they would support Farmers' Market, concerts in the park, "farm to fork" projects that bring people together. The Land Use Matrix was developed to review future land, building on the rich history of Weldon Spring which was captured in the previous 2 Plans. Mr. Streiler remarked upon possibly considering annexation of unincorporated land to tie into Weldon Spring as well as stating that it

may be worthwhile expanding in Research Park, and tying into the KATY trail, both to increase daytime populations and to increase revenue.

After this presentation, the floor was opened for public remarks.

VISITOR/PUBLIC COMMENTS: There were 2 residents present, only one spoke. Mr. Scott Sacco asked if the Plan included smaller single family detached villas for those retiring in Weldon Spring who may wish to give up a larger floorplan home but remain in Weldon Spring in a smaller residence. Mayor Lickliger suggested Mr. Sacco look into EDC, that they showed single family units. Mr. Sacco then went on to state that side entry garages do not work with villas.

After his remarks, the Chairman asked if there were any further comments from the public, and hearing none, he closed the public portion of the meeting. The Chairman then asked if the Members had any questions for Mr. Streiler. The Chairman stated that the 4.12 land use matrix should be revisited and that a report on that should be made in the next couple of weeks prior to the next meeting in May, and tabled the resolution until that time. Debra Mesle seconded the motion.

Mike Paleen discussed the Weldon Spring newsletter and stated that it read that it was "sent to the Residents of St. Charles County" and he asked why that said that rather than "sent to the residents of Weldon Spring". Michael Padella stated that he would look into that before the next meeting.

Debra Mesle moved to adjourn the meeting, and Tim Marstall seconded. The meeting was adjourned at approximately 8:03 PM.

Respectfully submitted,



Laura Brown, CCA
Deputy City Clerk