

**CITY OF WELDON SPRING
PLANNING & ZONING COMMISSION
MARCH 9, 2015**

CALL TO ORDER: The regular meeting of the Planning & Zoning Commission of the City of Weldon Spring was held on Monday, March 9, 2015 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: Marstall, Halbrook, Paleen and Nabholz. Also present: Mayor Licklider.

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

APPROVAL OF MINUTES:

**** Commissioner Nabholz moved to approve the minutes from the March 3rd, 2014 meeting as submitted and Commissioner Paleen seconded the motion. The Motion carried.*

**** Commissioner Nabholz then made a motion to approve the minutes from the February 2nd, 2015 meeting as submitted. Commissioner Marstall seconded and the motion carried.*

VISITOR'S/PUBLIC COMMENT:

There were no comments.

REPORT OF THE BOARD OF ALDERMEN:

Mayor Licklider mentioned the proposed road construction timelines for Independence Road – Phase 3 and Weldon Spring Parkway – Phase 2. He also mentioned that trees were being cut on the proposed roadway between Dairy Queen and the Southbrook Forest Subdivision.

PUBLIC HEARING:

A. CONSIDERATION OF AN APPLICATION RECEIVED FROM ENTERPRISE RENT A CAR FOR THE APPROVAL OF AN AMENDED AREA PLAN AND SECTION PLAN FOR THE PARKING LOT EXPANSION

Chairman Mullins opened the Public Hearing and asked if anyone wished to speak. No one spoke.

Chairman Mullins then closed the Public Hearing.

OLD BUSINESS:

A. –COMPREHENSIVE PLAN – (Discussion)

No action at this time.

NEW BUSINESS:

A. – AMENDED AREA PLAN – ENTERPRISE RENT A CAR PARKING LOT EXPANSION - (DISCUSSION/RECOMMENDATION).

Brandon Harp (Engineer – Enterprise) presented the amended Area Plan and Section Plan to the Commission and explained that the total site was approximately 26 acres with approximately 5 acres being allocated towards the parking lot expansion or 396 additional spaces. He mentioned that there would eventually be more phases going on with proposed buildings in the future and a central parking garage. Mr. Harp also displayed the Section Plan and mentioned that even though the City Code requires a 25 foot buffer, they have increased theirs to 40 feet. He also indicated that the City wanted a 6 foot, site-proof vinyl fence put up as well. He said that they would prefer not to have to put the fence up since they increased the buffer zone anyway and suggested possibly more landscaping instead of the fence.

Mayor Licklider asked the reasoning for the fence.

Frank Godwin (Storm-water Manager) that there were concerns over headlight glare until the trees grew up to a sufficient size.

Mr. Harp stated that the parking lot lighting consisted of recessed lighting fixtures.

Chairman Mullins questioned the ingress/egress from Technology Drive and was concerned over the possibility of “stacking”.

The **Mayor** asked about handicapped parking.

Mr. Harp said that it was not required for this site.

**** Commissioner Marstall made a motion to recommend that the Board of Aldermen approve the Amended Area Plan for the Enterprise Rent A Car Parking Lot Expansion. Commissioner Nabholz seconded the motion. The motion carried.*

B. – AMENDED SECTION PLAN – ENTERPRISE RENT A CAR PARKING LOT EXPANSION – (Discussion/Recommendation)

**** Commissioner Nabholz moved to recommend that the Board of Aldermen also approve the Amended Section Plan for the Enterprise Rent A Car Parking Lot Expansion and Commissioner Marstall seconded the motion. The motion carried.*

C. – SITE PLAN – NEW FAITH CHURCH – (Discussion/Motion)

Jim Piper (St. Charles Engineering) was present to represent New Faith Church. He stated that the church was adding 127 additional parking spaces. There was discussion over the current detention basin and the new landscaping that was going to be planted.

Mr. Godwin (Storm-water Manager) said that New Faith Church has agreed to plant the trees that the former church didn’t follow through on.

**** Commissioner Halbrook made a motion to approve the Site Plan for the New Faith Church parking lot expansion and Commissioner Paleen seconded the motion. The motion carried.*

OLD BUSINESS:

A.) – COMPREHENSIVE PLAN – (DISCUSSION)

Chairman Mullins indicated that the draft Comp Plan went to the Board of Aldermen and they basically had no comments.

There was some discussion over the fact that most residents didn’t want to see anymore annexations.

Mayor Licklider said that he did not want his hands tied as far as annexations go.

Todd Streiler (City Planner) said that if the annexation makes sense, then the Comp Plan would support it.

There was some discussion over multi-family units.

CHAIRMAN’S & COMMISSION MEMBERS COMMENTS:

There were none.

WORK SESSION:

No Work Sessions were scheduled.

ADJOURNMENT:

Alderman Halbrook moved to adjourn the meeting. Commissioner Nabholz seconded the motion and the motion carried. The meeting was adjourned at approximately 8:30 P.M.

Respectfully submitted:

M. Kwiatkowski, MRCC
City Clerk