

**CITY OF WELDON SPRING  
PLANNING AND ZONING COMMISSION  
JANUARY 4, 2016**

**CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, January 4, 2016 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, Bob Henslee, Tim Marstall, Larry Halbrook, Terry Brogan, Bill Nabholz, Debra Mesle, Steve Crum and Greg Knapp. Also present was Mayor Don Licklider, City Storm water Manager and Interim City Planner Frank Godwin.

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

**APPROVAL OF MINUTES:** Minutes of the November 2, 2015 meeting were approved. Terry Brogan made the motion to approve the minutes and Bill Nabholz seconded the motion. A vote was taken, all members voted to approve the minutes. Motion passed.

**REPORT OF THE BOARD OF ALDERMEN:**

Alderman Mark Kaiser was not present. There was no report from the Board of Aldermen.

**VISITOR/PUBLIC COMMENTS:** There were no members of the public present. Therefore, the Public Hearing scheduled for this evening was closed at 7:35 PM; Chairman Mike Mullins proceeded with the remainder of the meeting.

**DISCUSSION:**

**REZONING/ANNEXATION:** Brad Goss (representing Fischer and Frichtel) was present. He spoke on behalf of Fischer and Frichtel in favor of rezoning application for the proposed 1.37 acres which is currently within the boundaries of St. Charles County, and the 1.4 acres within the City of Weldon Spring. He discussed combining these properties into 2 lots, which would encompass 32,000 square feet and 33,000 square feet, respectively. The proposed code changes will be discussed at the City Work Session scheduled for Tuesday, January 5, 2016 at 5:00 PM. Chairman Mike Mullins stated that he would not be able to attend, and encouraged all other members of the Planning and Zoning Commission to attend if possible.

**REVISED VERIZON LANDSCAPING PLAN:** Frank Godwin addressed the Commission regarding the MCI plan for landscaping, which is now Verizon. He stated that Verizon planted more trees than MCI did when they were operating. Karen McCartney spoke on behalf of Verizon's landscaping plans. She discussed the proposed trees (sugar maple, honey locust) and stated that they were native Missouri trees, and they would be used as well as native species of shrubs. Discussion of the merits of Bradford Pear (*pyrus calleryanus*) and that the plan was to use a "sturdier" variety of ornamental pear, not Bradfords.

Bill Nabholz made the motion to approve the planned tree and shrub plan by Verizon, and Debra Mesle seconded. A voice vote was taken and all approved, no one voted against, and the motion passed.

Mayor Lickliger discussed the annexation and says "it's a good thing" and that the Whitmoor Subdivision Association was "on board" with the proposal.

Greg Knapp asked a question regarding right of way on the Pitman Hill roadway specifically, who was responsible for the mowing of the area. The Mayor stated that the City routinely takes care of this small area.

Bill Nabholz moved to recommend approval of the annexation to the Board of Aldermen; Tim Marstall seconded. The measure passed by voice vote. There were no objections, and no abstentions. There was no discussion amongst the Commission members.

Tim Marstall made the motion to recommend rezoning of the 1.37 acres to the Board of Aldermen. Bill Nabholz seconded the motion. A voice vote was taken, all approved, none objected or abstained. The motion passed.

Larry Halbrook made the motion to recommend rezoning of the 1.4 acres to the Board of Aldermen; Bill Nabholz seconded the motion. A voice vote was taken; all approved, none objected or abstained. The motion passed.

City Attorney/Special Counsel Bob Wohler was not present for the discussions, and he arrived at the moment (7:52 PM) the motion was made to adjourn, and therefore was not a part of the discussion.

Larry Halbrook moved to adjourn the meeting, and Bill Nabholz seconded. The meeting was adjourned at approximately 7:52 PM.

Respectfully submitted,

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Laura Brown, CCA  
Deputy City Clerk