

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.



**CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON THURSDAY, FEBRUARY 13, 2025, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******TENTATIVE AGENDA******

A NOTICE IS HEREBY GIVEN that the Regular Board of Aldermen Meeting will be in person at 5401 Independence Road Weldon Spring, Missouri, 63304. Also, the public can attend virtually by video-conference and/or audio-conference call, you may attend the meeting on a desktop, laptop, mobile device, or telephone by following the highlighted instructions below.

Link to join Zoom Video-Conference Meeting:

<https://us02web.zoom.us/j/8163394872?pwd=hKSITvL6FXMddq6VcQFALaBN6UoBLz.1&omn=83713944611>

**Meeting ID: 816 339 4872
Password: 20250213**

Or by telephone dial: 1-312-626-6799

**Meeting ID: 816 339 4872
Password: 20250213**

PAGE 1 OF 2

Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.

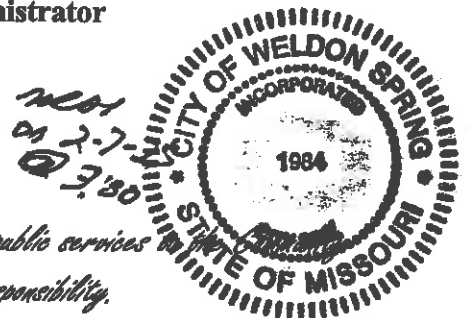
Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.

******BOARD OF ALDERMEN REGULAR AGENDA -2/13/25 at 7:30 PM******

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL and DETERMINATION OF A QUORUM**
- 4. CITIZENS COMMENTS** – The public must be in person to speak during Citizens Comments or send comments in writing to the City Clerk (at bhanks@weldonspring.org) prior to the Board meeting. Anyone wishing to speak shall state their name, their address, and limit their remarks to 3 minutes.
- 5. PUBLIC HEARING:**
 - A. Conditional Use Permit (CUP-2024-02) filed by Christian Meyerhoff of “Hoff & Mac, LLC,” (applicant) for Legacy II Ventures, Inc., (owner) for the purpose of allowing a “Mini-Warehouse” (Office/Self-Storage) at 525, 540, & 550 Huber Park Drive
 - B. Consideration of proposed amendments to the City of Weldon Spring’s Zoning regulations pertaining to Land Use Permit Applications & Architectural Review Design Standards
- 6. APPROVAL OF MINUTES**
 - A. January 23, 2025 – Work Session Minutes
 - B. January 23, 2025 – Regular Board Meeting Minutes
- 7. CITY TREASURER’S PACKET**
 - A. Paid Bills (January 17, 2025 – February 6, 2025)
 - B. December 2024 Credit Card Bills
- 8. UNFINISHED BUSINESS**
- 9. NEW BUSINESS**
 - A. An Ordinance Granting Conditional Use Permit (Cup #2024-02) for Legacy II Ventures, Inc., LLC, to Allow a Mini-Warehouse (Self Storage) in the “Gc” General Commercial Zoning District on a Certain Tract of Land Located at 525, 540, & 550 Huber Park Court the City of Weldon Spring, Missouri – **Alderman Martiszus**
 - B. An Ordinance Approving the Recommended Huber Commercial Lots 3, 4, & 5 Major Site Plan for A Mini-Warehouse (Self Storage) with Office Space at 525, 540, & 550 Huber Park Court & Matters Relating Thereto – **Alderman Baker**
 - C. An Ordinance Amending the Following Sections (405.385, 405.400, 405.405, 405.430, And 405.440) of the Weldon Spring, Missouri, Municipal Code & Matters Relating Thereto – **Alderman Clutter**
 - D. A Resolution Opposing the Proposed Rate Increase by Ameren and Urging the Missouri Public Service Commission to Deny or Significantly Reduce the Requested Increase – **Alderman Yeager**
- 10. REPORTS & COMMITTEES**
 - A. Public Safety Report – **SCCPD Representative**
 - B. Finance Committee – **Alderman Clutter**
 - C. Parks & Recreation Advisory Committee (PRAC) Report – **Alderman Conley**
 - D. City Administrator Report (Informational) – **City Administrator**
- 11. RECEIPTS & COMMUNICATIONS**
- 12. ADJOURNMENT**

PAGE 2 OF 2

Our Mission - The City of Weldon Spring will provide premier public services with integrity, transparency, and fiscal responsibility.



CITY OF WELDON SPRING
BOARD OF ALDERMEN SPECIAL WORK SESSION
JANUARY 23, 2025

CALL TO ORDER: A Work Session of the Board of Aldermen for the City of Weldon Spring was held on Thursday, January 23, 2025, at approximately 6:30 PM, at the Weldon Spring City Hall, which is located at 5401 Independence Road. The Work Session was called to order at 6:30 PM by Mayor Lickliger.

PLEDGE OF ALLEGIANCE: Mayor Lickliger asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM: Alderman Clutter, Alderman Conley, Alderman Kolb, Alderman Martiszus, and Alderman Yeager were present. Aldermen Baker joined the meeting as a video conferencing participant via Zoom.

Also, present were Mayor Lickliger, Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

BUSINESS FOR DISCUSSION:

Facility Conditions & Needs Assessment (FCNA) City Hall Presentation: Katie Aholt and Lance Tucker, from Navigate Building Solutions, summarized the City Hall Planning Study, which was an assessment report prepared by Navigate Building Solutions. The purpose of the report was to review conceptual options for improvements to City Hall for the City of Weldon Spring. The three options, which were to renovate the existing building only, renovate with an addition to the existing City Hall, or build a new City Hall, were analyzed and showed cost estimates.

During the presentation, there were several questions asked by the Aldermen.

After the presentation, there was a discussion about financing options, future staffing issues, and gaining public input. The consensus of the Board was that the Board needs more information on financing options before gathering public input on the future of City Hall.

The Work Session ended at 7:22 PM.

Respectfully submitted,

William C. Hanks, City Clerk

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
JANUARY 23, 2025

CALL TO ORDER: The Weldon Spring Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road on Thursday, January 23, 2025, at 7:30 PM with Mayor Donald Lickliger presiding.

PLEDGE OF ALLEGIANCE: Mayor Lickliger asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM: On a roll call, the following Aldermen were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker*

Note: Aldermen Baker joined the meeting as a video conferencing participant via Zoom.

A quorum was declared.

Also present were Mayor Lickliger, Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

PUBLIC COMMENTS:

There were no public comments at this time.

MINUTES:

January 9, 2025 – Regular Board Meeting Minutes: There were many corrections for clarification that needed to be made to the minutes, which were reflected on the amended minutes. Alderman Yeager moved to amend the minutes from the January 9, 2025, seconded by Alderman Clutter. **Motion carried** with 6 ayes.

Note: The changes to the minutes were:

- On page 1, Steve Lauer (City Planner) was added as present for the meeting.
- On page 2, Alderman Clutter made the motion, and Alderman Yeager seconded the motion to accept the Treasurer's packet.
- On Page 2, the date for on tabling Bill #1234 & Bill #1235 was changed to January 23, 2025.
- On Page 3, the vote for the failed motion was changed to reflect that Alderman Clutter and Alderman Yeager were the only two ayes vote and Alderman Baker, Alderman Conley, Alderman Kolb, and Alderman Martiszus voted no.

Alderman Clutter moved to approve the minutes from the January 9, 2025, as amended. The motion was seconded by Alderman Yeager. **Motion carried with 6 ayes.**

TREASURER’S REPORT:

Alderman Clutter made a motion to accept the Treasurer’s packet of paid bills from January 3, 2025, to a January 15, 2025, as submitted. The motion was seconded by Alderman Yeager. **Motion carried with 6 ayes.**

Alderman Clutter inquired about the increase in the cost of electricity from Cuivre River Electric for the month of December, which was due to the Christmas lights.

UNFINISHED BUSINESS

Bill # 1238 – An Ordinance Enacting New Chapter (390) of the Weldon Spring, Missouri, Municipal Code Relating to Regulations of Commercial Truck Traffic on Residential Streets: Alderman Kolb made a motion to approve Bill #1238 for its second and final reading by title only. Alderman Clutter seconded the motion.

On a roll call vote, Bill 1238 was placed as Ordinance 25-03 as follows:

AYES: 6 – Baker, Conley, Clutter, Kolb, Martiszus, and Yeager
NOES: 0
ABSENT: 0

Bill #1234 – An Ordinance Granting Conditional Use Permit (CUP #2024-01) for Forty Nine Fifty, LLC, to Allow a Flex Office/Warehouse in the “HTO” High-Technology Office Zoning District on a Certain Tract of Land Located at 450 Technology Drive in the City of Weldon Spring: Alderman Yeager made a motion to approve Bill #1234 for its second and final reading by title only. Alderman Clutter seconded the motion.

On a roll call vote, Bill 1234 was placed as Ordinance 25-04 as follows:

AYES: 5 – Baker, Conley, Clutter, Kolb, and Yeager
NOES: 1 – Martiszus
ABSENT: 0

Bill #1235 – An Ordinance Approving the Recommended Weldon Spring Pointe Major Site Plan for a Flex Office/Warehouse at 450 Technology Drive and Matters Relating Thereto: Alderman Baker made a motion to approve Bill #1235 for its second and final reading by title only. Alderman Clutter seconded the motion.

On a roll call vote, Bill 1235 was placed as Ordinance 25-05 as follows:

AYES: 5 – Baker, Conley, Clutter, Kolb, and Yeager
NOES: 1 – Martiszus
ABSENT: 0

REPORTS & COMMITTEES:

Finance Committee Report: Alderman Clutter stated that the next Finance Committee is scheduled for February 4, 2025. The Committee will review the budget, review the City's investments, review the strategic priorities that were identified by the Board in November of 2024 and discuss Ordinal AI. Ordinal AI is software that would assist the City's officials and employees with inquiries from the public.

Parks & Recreation Advisory Committee (PRAC) Report: Alderman Conley stated that the PRAC Committee finished listening to presentations from different vendors on new playground equipment. She added that the Committee will have a recommendation for Board approval soon.

City Administrator Report: The City Administrator Report was submitted to the Board prior to the meeting.

RECEIPTS & COMMUNICATIONS:

Alderman Kolb stated that she was very disappointed that Planning & Zoning recommended ½ acre zoning for Persimmon Trace. She believes that the motion to reconsider the rezoning was handled illegally by the City because there was no notice on the agenda and violated Roberts Rules of Order. Alderman Kolb wants the record to reflect that she still objects to the rezoning.

Alderman Conley told Alderman Kolb that she made the motion to reconsider the rezoning because she didn't understand what she was voting on when she voted no against the rezoning

There was lengthy discussion about the rezoning for Persimmon Trace.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:02 PM, seconded by Alderman Martiszus.
Motion carried with 6 ayes.

Respectfully submitted,

William C. Hanks, City Clerk

**PAID BILLS TO BE APPROVED
JAN 17, 2025 -- Feb 6, 2025**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
13TH DAY OF FEB 2025 _____ MAYOR

CLAIMS REPORT:02/06/25		REFERENCE	AMOUNT	CHECK #	CHECK DATE
VENDOR					
AMEREN MISSOURI		SIEDENTOP ROAD 11/24-12/26/24	\$13.73	10240509	1/27/2025
ANDREW JOHNS		MILEAGE DEC 2024 BANK RUN	\$22.11	10240502	1/21/2025
BANKCARD SVCS - CENTRAL BANK		TABLE CLOTH FOR MML SHOWCASE	\$5,301.43	10240522	1/31/2025
COCHRAN		PED CROSSING EVAL/DESIGN	\$11,794.66	9951	1/31/2025
DEBBIE RUSSUM		REIMBURSEMENT CERT CODE ENFOR	\$9.68	10240503	1/21/2025
DIMENSIONAL SECURITY SYSTEMS		Q2 ALARM MONITORING	\$48.00	10240510	1/27/2025
LAURA BROWN		MILEAGE DEC 2024 COURT, TOUR	\$33.84	10240504	1/21/2025
METROPARK COMMUNICATIONS		TELEPHONE/INTERNET 12/25-01/24	\$447.65	10240517	1/31/2025
O'FALLON MUNICIPAL COURT		Q1 MUNI COURT EXPENSES	\$13,053.34	9952	1/27/2025
REPUBLIC SERVICES		TRASH SERVICE JAN 2025	\$108.86	10240521	1/31/2025
ROBERT WOHLER		LEGAL FEES JAN25	\$295.00	9960	2/6/2025
SCC GOVT - FINANCE DEPT		ANNUAL CONTRACTS BUILDING CODE	\$5,326.00	9954	1/27/2025
SCC GOVT - FINANCE DEPT		ANNUAL CONTRACTS ANIMAL CAPTURE	\$7,345.76	9959	2/6/2025
ST CHARLES IT		IT SERVICES	\$712.50	9956	2/6/2025
STL TREE SERVICES, LLC		TREE TRIMMING	\$2,175.00	9957	2/6/2025
ULINE		RESTROOM PAPER TOWELS	\$113.64	10240506	1/23/2025
VERIZON WIRELESS		MONTHLY CELL	\$326.38	10240523	2/6/2025
VISION CIVIL CONSTRUCTION		PED CROSSING FIRST PART	\$44,251.25	16910	1/23/2025
WILLIAM C HANKS		MILEAGE EVENTS	\$118.52	10240505	1/21/2025
Accounts Payable Total			\$91,497.35		

**PAID CREDIT CARD BILLS TO BE APPROVED
DEC CHARGES**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
13TH DAY OF FEB 2025 _____, MAYOR

Mastercard
24-Jan
DEC CHARGES

Account #	Account Description	ALBERT	BOB	BILL	DON	MITCHELL	HOWIE	TOTAL
10.10.5201	Meals, Travel, Lodging					\$ 844.62		\$ 844.62
10.10.5212	Printing			\$ 6.20		\$ 57.97		\$ 64.17
10.10.5223	Advertising/Marketing					\$ 1,367.00		\$ 1,367.00
10.10.5324	Consultant - Software					\$ 239.97		\$ 239.97
10.10.5952	Misc - General Fund			\$50.00	\$ 64.30			\$ 114.30
20.20.5203	Training and Education	\$590.00						\$ 590.00
20.20.5219	Santa Claus	\$59.66	\$ 122.03			\$ 264.08	\$24.96	\$ 470.73
20.20.5231	Signs	\$24.97						\$ 24.97
20.20.5233	Bldg - Repairs/Maint	\$74.99						\$ 74.99
20.20.5237	Park Equipment-Repairs/Maint						\$34.00	\$ 34.00
20.20.5241	City Hall - Repairs/Maintenance	\$129.81	\$ 489.00					\$ 618.81
20.20-5243	Parks General Supplies	\$123.62					\$363.74	\$ 487.36
20.20-5450	Grounds Maintenance						\$40.61	\$ 40.61
20.20.5563	Non-Capital Equip Park	\$329.90						\$ 329.90
TOTAL		\$ 1,332.95	\$ 611.03	\$ 56.20	\$ 64.30	\$ 2,773.64	\$ 463.31	\$ 5,301.43



CITY OF WELDON SPRING

5401 Independence Road
Weldon Spring, MO 63304
phone: (636) 441-2110
fax: (636) 441-8495
www.weldonspring.org

STAFF REPORT

To: Planning & Zoning Commission

Date: 1/24/25

From: Steve Lauer, City Planner

Subject: 525, 540, & 550 Huber Park Court Conditional Use Permit (CUP) Request

Cc: Mayor Don Lickliger, City Administrator Don Stolberg, City Clerk Bill Hanks, City Planner Steve Lauer, City Engineer Bill Schnell & City Attorney Bob Wohler

BACKGROUND:

Application Number:	CUP-2024-02
Property Address:	525, 540, & 550 Huber Park Court
Property Owner:	Legacy II Ventures, Inc.
Applicant:	Christian Meyerhoff of Hoff & Mac, LLC
Current Zoning:	GC, General Commercial District
Current Use:	Vacant
Proposed Use:	Mini-Warehouse (Self-Storage) with Office Space
2015 Comprehensive Plan:	Commercial
Area:	3.52 acres
Location:	525, 540, & 550 Huber Park Court, which is located at the terminus of Huber Park Court approximately 800 feet north of HWY 94

**Adjacent Land Uses
& Zoning:**

Direction	Zoning	Current Land Use
North	SP	Francis Howell Middle School
South	GC	Lyndell Institute & Monticello Dental
East	GC	Messiah Lutheran Church & School
West	PR	Cedar Glen Subdivision

Public Service: School District – Francis Howell School District
Fire District – Cottleville Fire Protection District

Utilities: Water – Missouri American Water Company
Sewer – Duckett Creek Sanitary District
Electric – Ameren UE
Gas – Spire

ANALYSIS:

The applicant is seeking approval for a conditional use permit in order to construct three (3) mini-warehouse (self-storage) buildings. Each unit will also contain office space. The major site plan (Huber Commercial Lots 3, 4, & 5) for this development has been submitted for review by City Staff.

The site has been previously subdivided as part of the Huber Commercial Park subdivision. The subdivision was approved by St. Charles County and recorded on December 6, 1988. Huber Commercial Park was annexed into the City of Weldon Spring in 1992. In September of 1996, the City of Weldon Spring approved the resubdivision of Lots 5 & 6 of Huber Commercial Park. This plat was recorded on October 2, 1996. On October 25, 2007, the City of Weldon Spring approved Ordinance 07-25, which approved the site plan for Huber Park Commercial Park Lots 3, 4, & 5 for three office buildings; however, the development was never constructed.

The site has access off Huber Park Court. Stormwater detention for the subdivision is located on lot 5. Water would be provided to the site by Missouri American Water Company and sanitary sewer service would be provided by Duckett Creek Sanitary District.

AERIAL VIEW:



CONDITIONAL USE PERMIT (CUP) CRITERIA:

- 1) According to the "GC" General Commercial District regulations, in the Land Use Table a mini-warehouse (self-storage) is permitted as a Conditional Use. In accordance with Article IX: Conditional Use Regulations, notice of the public hearing was made in the local newspaper with general circulation on January 17, 2025, and mailed to all owners within 500' of the subject site on January 15, 2025, and public hearings were scheduled for the February 3, 2025, Planning & Zoning Commission Meeting and the February 13, 2025 Board of Aldermen Meeting. After the public hearing, the Planning and Zoning Commission shall review the application based on evidence presented during the public hearing. Consideration should be given to the effect of the requested use on the health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question and the residents of the City generally.

In considering the conditional use, the Planning and Zoning Commission shall also consider the following standards and ensure the Commission's response to each is in the affirmative.

1. Whether the proposed conditional use is consistent with the City's Comprehensive Plan and will not impede normal orderly development of the neighborhood.

Commercial service and office are recommended uses for the Commercial Land Use category. These three (3) lots are the only vacant lots left in Huber Commercial Park.

- 2. The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values.**

The proposed site is bordered by properties on two sides with the same GC, General Commercial Zoning District. The property to the north, which is owned by the Francis Howell School District is currently wooded for 450 feet to the north of this site. To the west is Cedar Glen Subdivision, which is a single-family residential neighborhood. A twenty-five (25) foot buffer yard must be maintained along the western border adjacent to Cedar Glen. There should be no negative impact on surrounding property values.

- 3. The comparative size, floor area, mass and general appearance of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.**

The largest proposed building is 12,700 square feet in size. The total area of of the largest building in Huber Commercial Park is 14,760 square feet in size. The proposed buildings would need to meet the design standards of the Architectural Review Commission.

- 4. The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.**

Huber Commercial Park is served by a cul-de-sac street approximately 625 feet in length with access to Highway 94. There is no other stub or intersecting streets that could add additional traffic.

- 5. The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.**

As the businesses are located inside the building the added noise would be the vehicular traffic and the loading and unloading at each unit. Any sound levels and impulse type noises shall comply with the City's noise standards.

6. The impact of night lighting in terms of intensity, duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

The lighting of the building and parking areas will have to meet the standards of the City's Lighting Regulations.

7. The impact of the landscaping of the proposed use in terms of landscaped areas, buffers and screens.

A landscape plan will be provided that meets the design standards for the City.

8. The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.

The buildings will be set up for multiple tenants. With the flexibility of rental space, the building should not become vacant or unused.

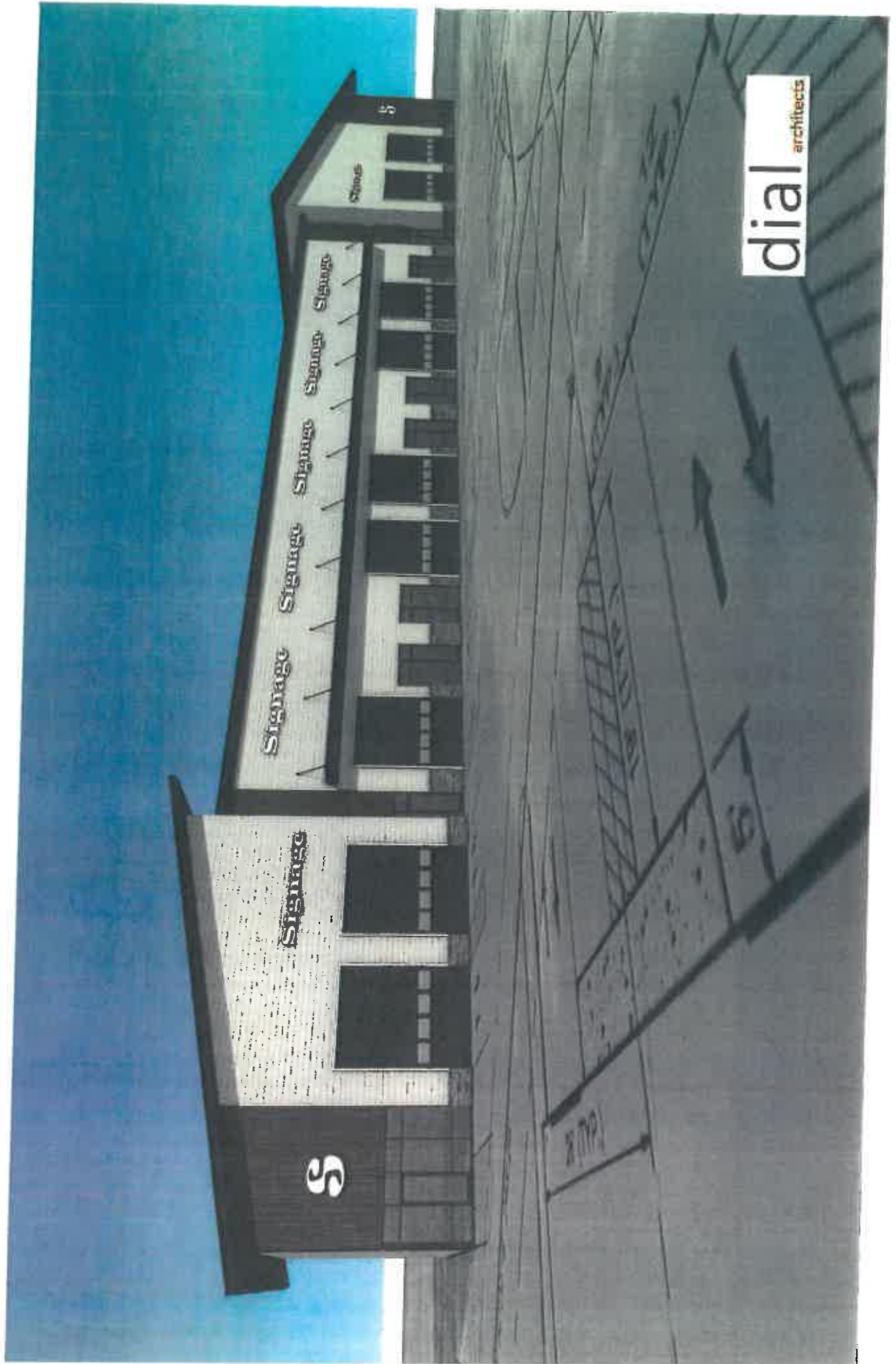
9. Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection.

The Francis Howell Middle School is located north of the proposed development. There is currently a four hundred fifty foot buffer of existing woodlands on the Francis Howell property. The Messiah Lutheran Church & School is located east of the proposed development. The existing common ground easement for the storm water detention basin will act as a buffer to the Messiah Lutheran Church & School.

RECOMMENDATION:

City staff recommends approval of this conditional use application with the following Conditions:

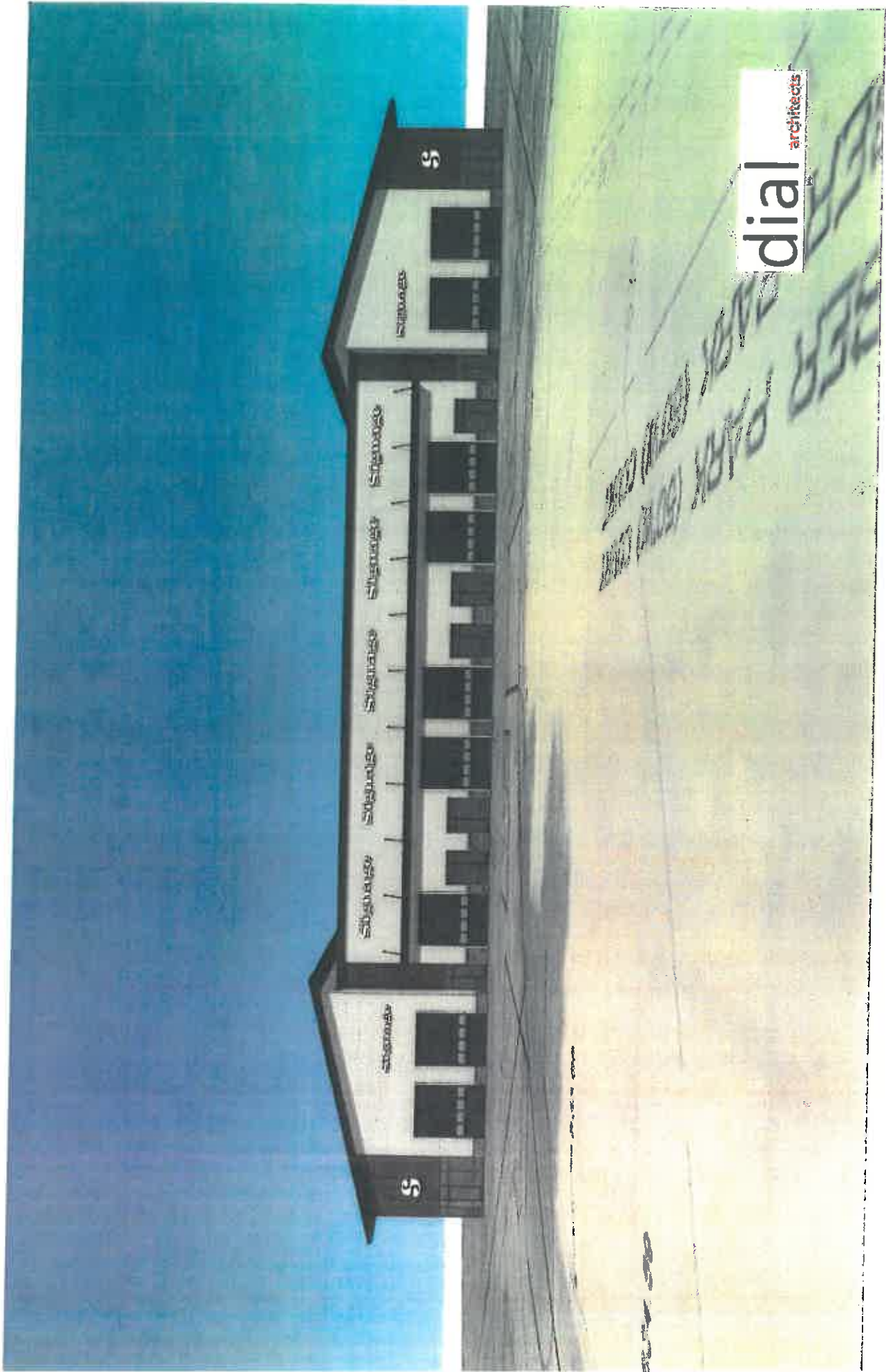
1. All operations shall take place within the fully enclosed buildings.
2. All storage of materials and equipment shall be within a fully enclosed building.



dial
architects



dial architects



dial
architects

AN ORDINANCE GRANTING CONDITIONAL USE PERMIT (CUP #2024-02) FOR LEGACY II VENTURES, INC., LLC, TO ALLOW A MINI-WAREHOUSE (SELF STORAGE) IN THE "GC" GENERAL COMMERCIAL ZONING DISTRICT ON A CERTAIN TRACT OF LAND LOCATED AT 525, 540, & 550 HUBER PARK COURT THE CITY OF WELDON SPRING, MISSOURI

WHEREAS, Legacy II Ventures, Inc., is the owner of a tract of land (3.52 acres) located on 525, 540, & 550 Huber Park Court as described in the attached "Exhibit A"; and

WHEREAS, Christian Meyerhoff, of Hoff & Mac, LLC, filed a request for a Conditional Use Permit (CUP #2024-02) on November 7, 2024, to allow a Mini-Warehouse (Self Storage) in the "GC" General Commercial Zoning District at 525, 540, & 550 Huber Park Court within the City of Weldon Spring, Missouri; and

WHEREAS, in accordance with the Land Use Table, shown as Attachment 1 in Chapter 405 of the Municipal Code, Mini-Warehouse (Self Storage) is a use permitted as a conditional use within the "GC" General Commercial Zoning District, pursuant to the conditions of the approved Conditional Use Permit; and

WHEREAS, following proper notice, the Planning and Zoning Commission held a public hearing on February 3, 2025, and the Board of Aldermen held a public hearing on February 13, 2025, on the Conditional Use Permit Application; and

WHEREAS, on February 3, 2025, the Planning and Zoning Commission reviewed the application for a Conditional Use Permit and made a positive recommendation to the Board of Aldermen for the Conditional Use Permit (CUP #2024-02) for Legacy II Ventures, Inc.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That the Conditional Use Permit for Legacy II Ventures, Inc., development previously submitted and reviewed after proper notice and public hearing, is hereby approved with the following conditions:

- 1. All operations shall take place within the fully enclosed buildings.
- 2. All storage of materials and equipment shall be within the fully enclosed buildings.

SECTION 2: This Ordinance shall be in full force and effect upon its enactment and approval.

BILL NO. _____

ORDINANCE NO. _____

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF
WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2025.*

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	___	___	___
Clutter	___	___	___
Conley	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Lickliger	___	___	___

Absent: _____



CITY OF WELDON SPRING

5401 Independence Road
Weldon Spring, MO 63304
phone: (636) 441-2110
fax: (636) 441-8495
www.weldonspring.org

STAFF REPORT

To: Planning & Zoning Commission

Date: 1/24/25

From: Steve Lauer, City Planner

Subject: 525, 540 & 550 Huber Park Court – Huber Commercial Lots 3, 4, & 5 Site Plan

Cc: Mayor Don Licklider, City Administrator Don Stolberg, City Clerk Bill Hanks, City Planner Steve Lauer, City Engineer Bill Schnell & City Attorney Bob Wohler

Staff has reviewed a Site Plan application for Huber Commercial Lots 3, 4, & 5 submitted by St. Charles Engineering & Surveying, Inc., for a mini-warehouse (self storage) with office space at 525, 540 & 550 Huber Park Court and presents the following report for your review and consideration.

BACKGROUND:

The site is located at the terminus of Huber Park Court approximately 800 feet north of Highway 94. The proposed three (3) buildings would be located on Lots 3, 4, & 5 of the Huber Commercial Park subdivision. The subject site is currently vacant. There is an existing stormwater detention basin on the site, which is located on Lot 5.

The proposed mini-warehouse (self storage) buildings will be constructed in order to lease units in the buildings for entrepreneurs/hobbyists. Access to the site will utilize the existing cul-de-sac at the end of Huber Park Court, which has access to HWY 94. The use of the mini-warehouse (self storage) is contingent upon the approval of conditional use permit CUP-2024-02.

PROJECT SUMMARY:

Area: 3.52 acres

Proposed Use: Mini-warehouse (self-storage) with office space fully contained in the proposed three (3) buildings containing 29,652 feet, 39 foot-high buildings

Existing Zoning: GC, General Commercial

Adjacent Zoning:

North: SP, Public/Semi-Public – Francis Howell Middle School

South: GC, General Commercial – Lyndell Institute & Monticello Dental

East: GC, General Commercial – Messiah Lutheran Church & School

West: PR, Planned Residential – Cedar Glen Subdivision

STAFF COMMENTS & RECOMMENDATIONS:

1. The concept landscape plan which is included in your packet meets the required standards for landscaping in the GC, General Commercial District.
2. A variance has been requested to not construct a sidewalk along Huber Park Court for Lots 3, 4, or 5. Sidewalks were not required by St. Charles County for Huber Commercial Park Subdivision. There are currently no sidewalks on any of the other lots in Huber Commercial Park. A variance was previously granted at the October 25, 2007, Board of Aldermen meeting to not have sidewalks installed on these three (3) lots.
3. A variance has been requested to not submit a tree plan. A concept landscape plan has been submitted for the site to comply with the current requirement for tree planting, For the plan that was submitted for these three lots it was stated at the October 25, 2007, Board of Aldermen meeting that the tree plan variance was not needed since the applicant complied with the Tree Ordinance. The following section of the municipal code applies:

Section 235.040 (E): Variances. The Board of Aldermen shall retain the discretion to waive certain provisions of this Chapter in order to allow for reasonable development of tracts of ground, so long as the developer's plan is consistent with the need for conservation and protection of trees.

4. Upon approval of the site plan, the proposed buildings will need to be reviewed and approved by the Architectural Review Commission.

Staff recommends approval of the major site plan for Huber Commercial Lots 3, 4, & 5.

Mac and Hoff Enterprises, LLC

277 Clarkson Road, Suite 102

Ellisville, MO. 63011

December 27, 2024

City of Weldon Springs

Board of Aldermen

5401 Independence Rd

Weldon Spring, MO. 63304

Dear Members of the Board of Aldermen,

We respectfully submit this letter to formally request a tree plan variance for our property located at 525, 540 and 550 Huber Park (properties 3, 4 and 5). This request aligns with similar variances granted to the previous owners, and we believe our proposed plans are consistent with the city's environmental goals while addressing the unique conditions of the property.

We are committed to preserving the natural beauty of the site and ensuring compatibility with the city's landscape standards. Specifically, we propose the following:

1. **Preservation of Existing Woods:** We will retain a significant portion of the wooded area along the rear property lines, maintaining the natural buffer and contributing to the ecological value of the property.
2. **Enhancement Through New Plantings:** Our landscape plans include planting additional trees along the front of the property to enhance curb appeal, improve environmental benefits, and ensure a balanced integration of natural and designed landscaping.

Given the prior approval of a tree plan variance for this property, we believe our request is both reasonable and consistent with the city's precedent. Additionally, the preservation of the rear wooded area and the planting of new trees reflect our commitment to responsible land stewardship.

We would be happy to discuss our plans further or provide additional details as needed. Thank you for considering our request. We appreciate the board's dedication to balancing development and environmental preservation, and we look forward to your favorable review.

Sincerely,

Greg MacDoniels and Chris Meyerhoff
Co-Owners, Mac and Hoff Enterprises
Cell: 314.406.3313

Mac and Hoff Enterprises, LLC

277 Clarkson Road, Suite 102

Ellisville, MO. 63011

December 27, 2024

City of Weldon Springs

Board of Aldermen

5401 Independence Rd

Weldon Spring, MO. 63304

Dear Members of the Board of Aldermen,

I am writing to formally request a sidewalk variance for 525, 540 and 550 Huber Park (properties 3, 4 and 5). The purpose of this request is to highlight the unique circumstances of this area and to respectfully seek the Board's consideration in waving the sidewalk requirement for these properties.

The properties in question are situated in a commercial zone where pedestrian traffic is exceedingly minimal. Moreover, none of the surrounding properties currently have sidewalks, making the addition of sidewalks to properties 3, 4, and 5 inconsistent with the character and infrastructure of the area. Installing sidewalks solely for these properties would not contribute to pedestrian connectivity or utility, given the lack of demand and practical use.

Additionally, the cost of constructing sidewalks in this area would be substantial, imposing a significant financial burden with little to no tangible benefit to the community.

I respectfully request that the Board of Aldermen grant a variance for properties 3, 4, and 5, considering the commercial nature of the area, the lack of pedestrian activity, and the financial implications of requiring sidewalks in this location.

Thank you for your time and thoughtful consideration of this request. Please do not hesitate to reach out to me if additional information or clarification is needed. I am happy to address any questions or concerns the Board may have.

Sincerely,

**Greg MacDoniels and Chris Meyerhoff
Co-Owners, Mac and Hoff Enterprises
Cell: 314.406.3313**

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECOMMENDED HUBER COMMERCIAL LOTS 3, 4, & 5 MAJOR SITE PLAN FOR A MINI-WAREHOUSE (SELF STORAGE) WITH OFFICE SPACE AT 525, 540, & 550 HUBER PARK COURT AND MATTERS RELATING THERETO

WHEREAS, Legacy II Ventures, Inc., is the owner of property at 525, 540, & 550 Huber Park Court; and

WHEREAS, Christian Meyerhoff & Greg MacDoniels, of Hoff & Mac, LLC, have submitted an application for a major site plan on behalf of the owner, which is in the “GC” General Commercial Zoning District, to erect a mini-warehouse (self storage) with office space buildings; and

WHEREAS, the Huber Commercial Lots 3, 4, & 5 Major Site Plan has been reviewed by the City Engineer, City Planner, and by the Planning and Zoning Commission at a duly called public hearing on February 3, 2024, and made a positive recommendation on the major site plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That the St. Charles Engineering & Surveying, Inc., has provided the City of Weldon Spring, Missouri, with the proper plans and documentation, which have been received by the City Staff, Mayor, and Board of Aldermen.

SECTION 2: That the City Planning and Zoning Commission has reviewed and made a positive recommendation on the major site plan submitted by the St. Charles Engineering & Surveying, Inc.

SECTION 3: The Board of Alderman after its review hereby approves the Huber Commercial Lots 3, 4, & 5 Major Site Plan, which in the attached Exhibit “A”, for the Legacy II Ventures, Inc., and hereby authorizes the Zoning Commissioner to sign and approve the Huber Commercial Lots 3, 4, & 5 Major Site Plan for 525, 540, & 550 Huber Park Court.

SECTION 4: That this ordinance shall be in full force and effect upon its enactment and approval.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

BILL NO. _____

ORDINANCE NO. _____

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF
WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2025.*

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

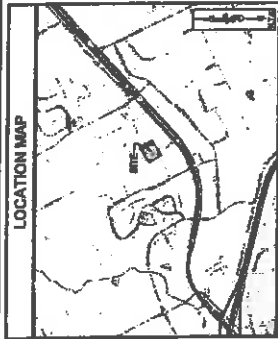
To approve Bill

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Lickliger	_____	_____	_____

Absent: _____



A SITE PLAN FOR HUBER COMMERCIAL LOTS 3, 4 AND 5

LOTS 3 AND 4 OF 'HUBER COMMERCIAL PARK' AS RECORDED IN P.B. 29 PG. 18 OF THE ST. CHARLES COUNTY RECORDS, AND NEW LOT 5 OF 'REVISION OF LOTS 5 & 6 OF HUBER COMMERCIAL PARK' AS RECORDED IN P.B. 33 PG. 374 OF THE ST. CHARLES COUNTY RECORDS, CITY OF WELDON SPRINGS, ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES:

1. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
2. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
3. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
4. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
5. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
6. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
7. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
8. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
9. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
10. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

CONFORMANCE & EROSION CONTROL NOTES:

1. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
2. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
3. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
4. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
5. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
6. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
7. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
8. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
9. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
10. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

LEGIST. CODES, SANITARY DISINTEGRATION NOTES:

1. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
2. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
3. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
4. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
5. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
6. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
7. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
8. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
9. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
10. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

SOUTH-WEST CORNER PROJECTION POINT NOTES:

1. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
2. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
3. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
4. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
5. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
6. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
7. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
8. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
9. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.
10. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

SHEET INDEX:

1	COVER / NOTES
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING PLAN

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING GROUND
(Symbol)	PROPOSED GROUND
(Symbol)	EXISTING GRADE
(Symbol)	PROPOSED GRADE
(Symbol)	EXISTING ELEVATION
(Symbol)	PROPOSED ELEVATION
(Symbol)	EXISTING DRAINAGE
(Symbol)	PROPOSED DRAINAGE
(Symbol)	EXISTING STRUCTURE
(Symbol)	PROPOSED STRUCTURE
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING PLANT
(Symbol)	PROPOSED PLANT
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING LIGHT
(Symbol)	PROPOSED LIGHT
(Symbol)	EXISTING FURNITURE
(Symbol)	PROPOSED FURNITURE
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE

ST. CHARLES ENGINEERING & SURVEYING, INC.
 801 S. CHATELAIN, SUITE 200
 WELDON SPRINGS, MISSOURI 63389-0445
 MISSOURI STATE DEPARTMENT OF HIGHWAYS - DIVISION OF HIGHWAYS

DATE: 10/15/2010
SCALE: AS SHOWN

PROJECT: HUBER COMMERCIAL LOTS 3, 4 AND 5

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 10/15/2010

NOTICE: THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED, REQUIRES THAT ALL SITE PLANS BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

NOTICE: THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED, REQUIRES THAT ALL SITE PLANS BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

NOTICE: THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED, REQUIRES THAT ALL SITE PLANS BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

NOTICE: THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED, REQUIRES THAT ALL SITE PLANS BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

NOTICE: THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED, REQUIRES THAT ALL SITE PLANS BE PREPARED IN ACCORDANCE WITH THE CITY OF WELDON SPRINGS, MISSOURI, ORDINANCE NO. 100, AS AMENDED.

DATE: 12/27/77
DRAWN BY: [Signature]

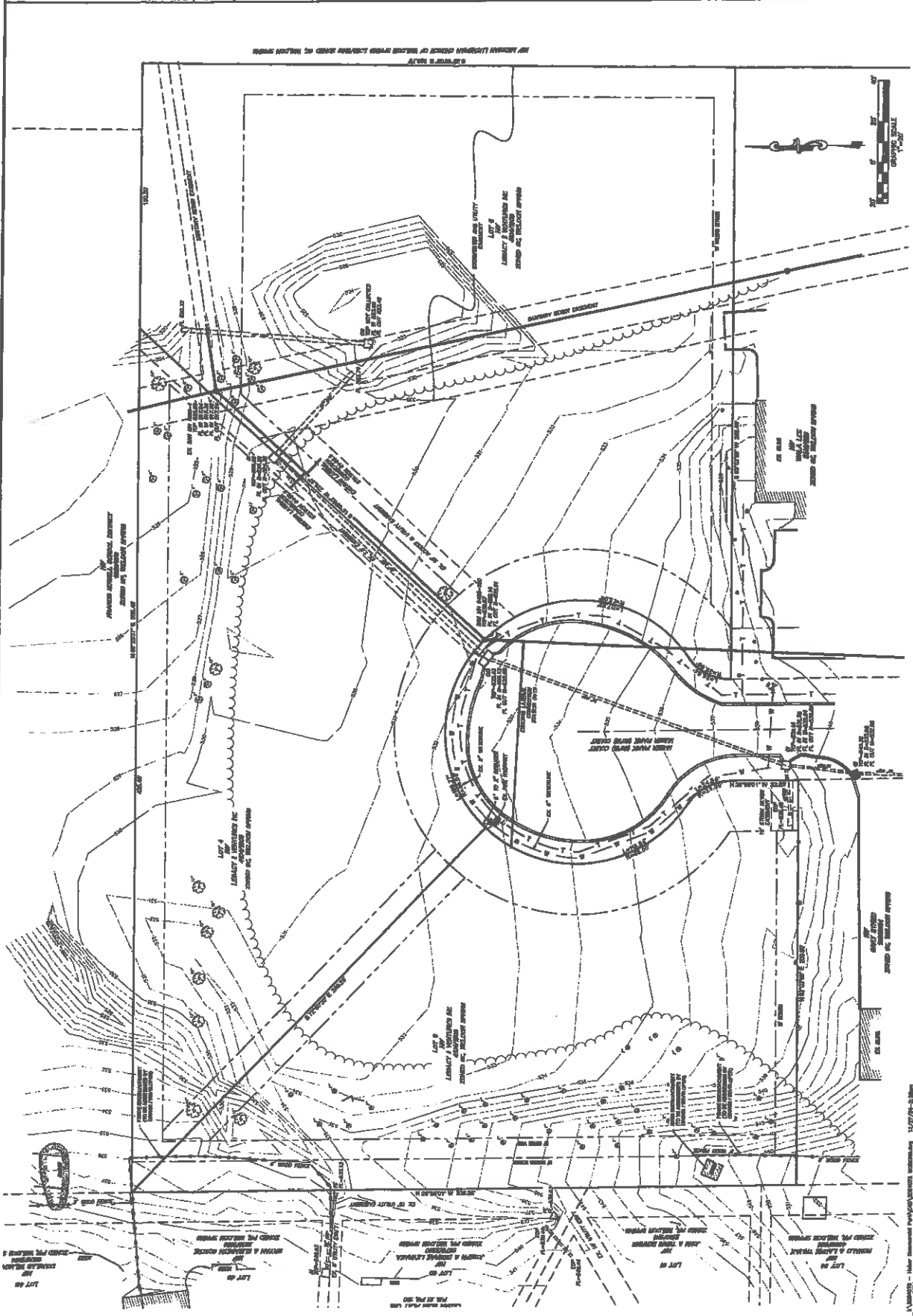


S/C
E/S

97. CHARLES ENGINEERING & SURVEYING, INC.
301 S. PETER STREET, SUITE 300
TALLahas, MISSISSIPPI 39762
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
REGISTERED STATE OF MISSISSIPPI - CIVIL & SURVEY

LOTS 3, 4 AND 5 HUBER COMMERCIAL

EXISTING CONDITIONS

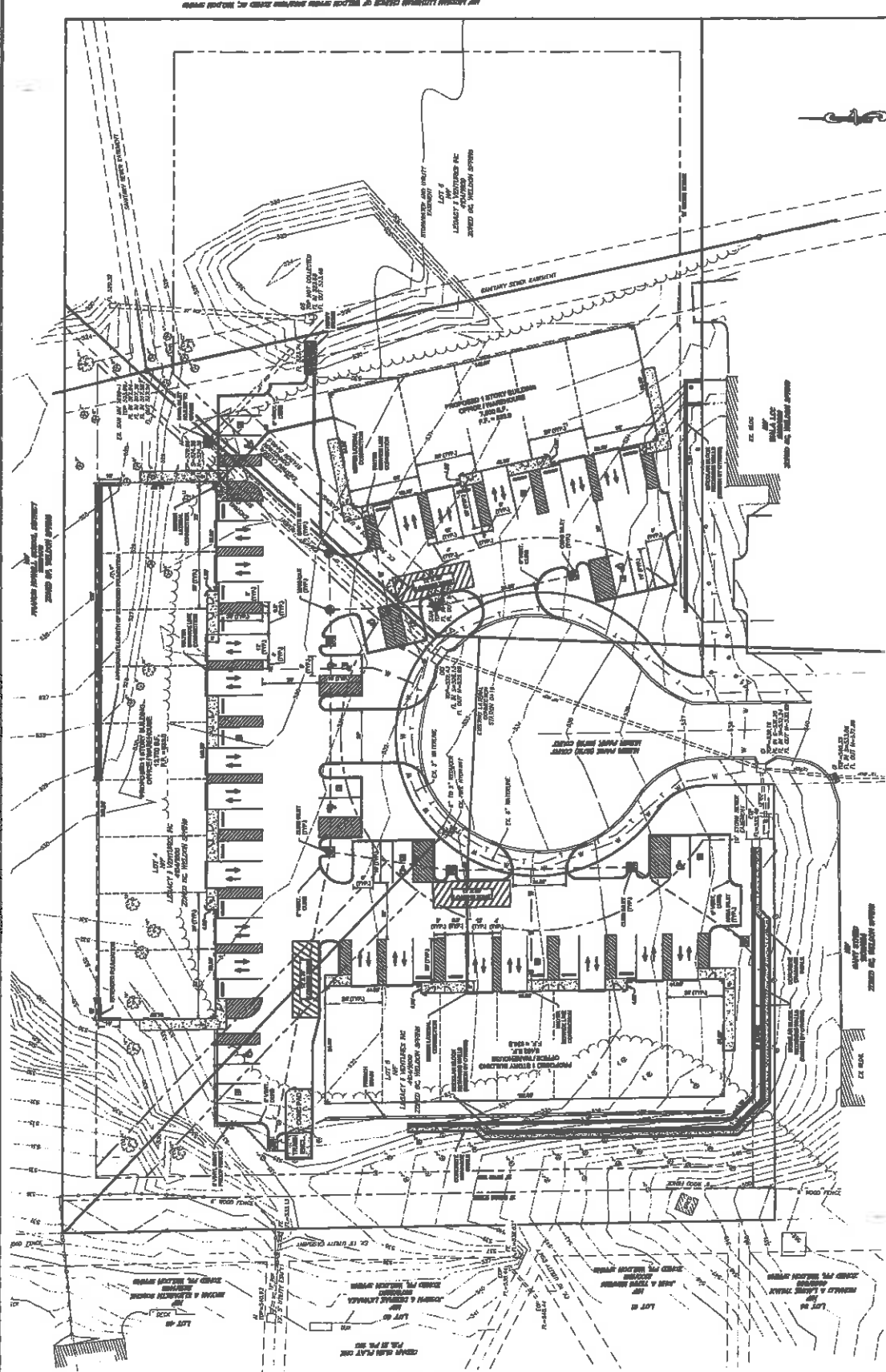


1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LOTS 3, 4 AND 5
HUBER COMMERCIAL
 A SITE PLAN FOR
 SITE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
 ONE N. PETER STREET, SUITE 202
 ST. CHARLES, MISSOURI 63301
 TEL. (636) 847-0007 FAX (636) 847-0444
S.T. CHARLES ENGINEERING AND SURVEYING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY - 0008716 - 0000116 - 0000001

	S.T. CHARLES ENGINEERING & SURVEYING, INC.
	ORDER NO.
DATE	SCALE
PROJECT	DATE
REVISION	DATE



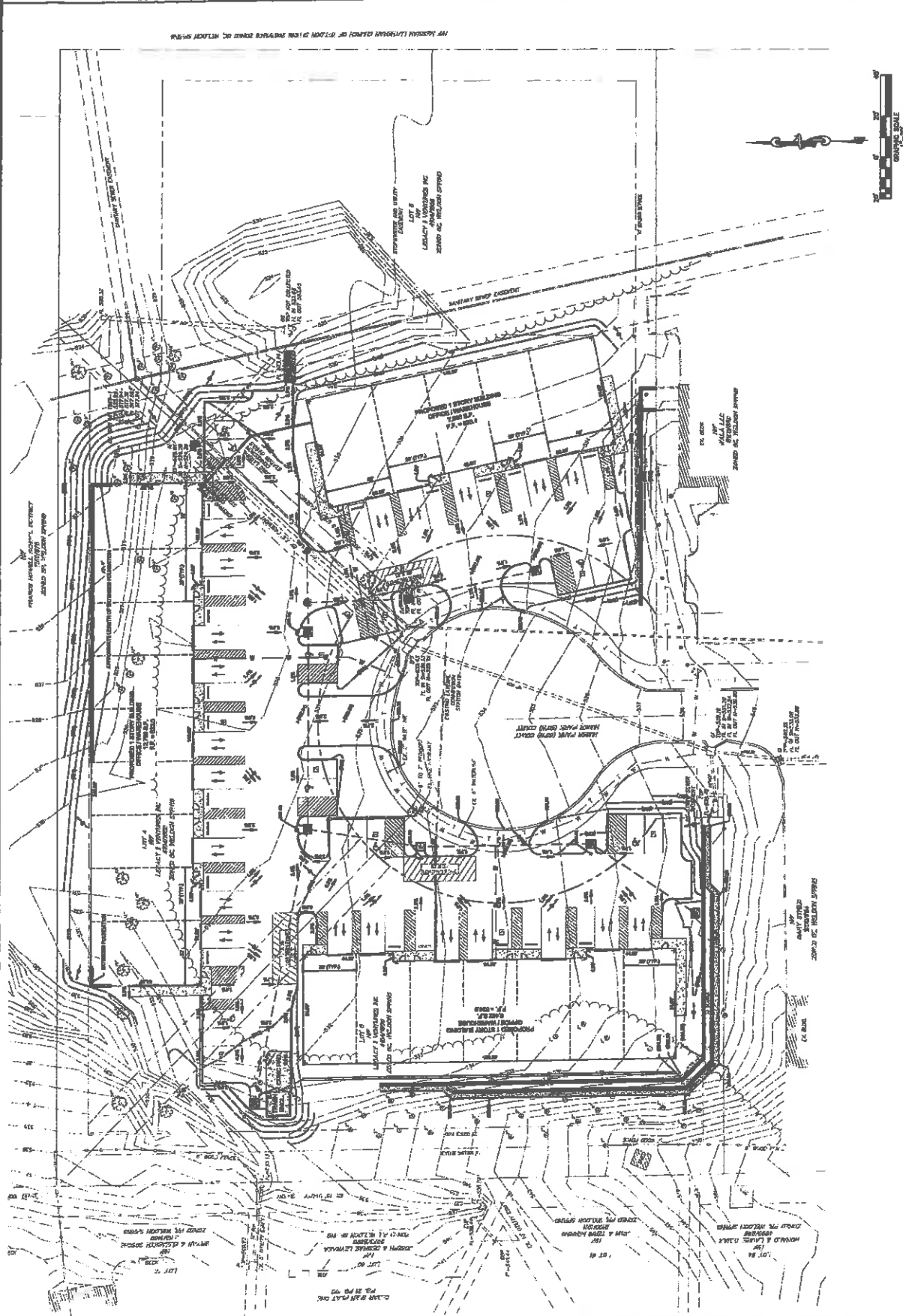
NO.	REVISION

LOTS 3, 4 AND 5
HUBER COMMERCIAL
 A SITE PLAN FOR
 GRADING PLAN

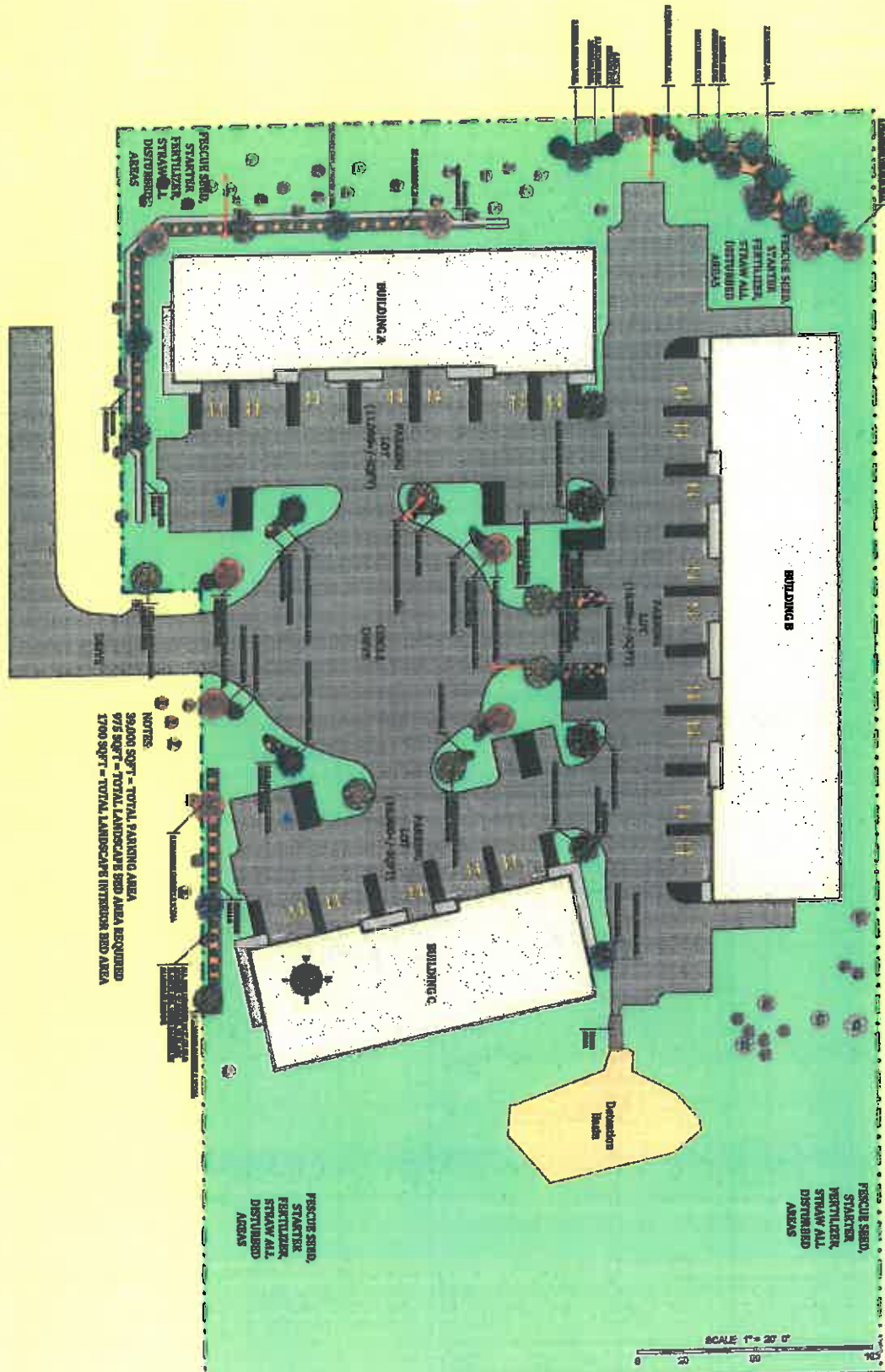
ST. CHARLES ENGINEERING & SURVEYING, INC.
 101 S. PETER STREET, SUITE 301
 ST. CHARLES, MISSOURI 63301
 TEL. 314-738-0007 FAX: 314-738-0445
 17 SOUTH KENNEDY AND BRUNNEN
 MISSOURI STATE DEPARTMENT OF HIGHWAYS - JERRY B. COFFEY

ST. CHARLES
ENGINEERING
& SURVEYING
INC.

ORDER NO.
DATE
SCALE



17922-2017 - State Department of Highways, Missouri, 02/27/17 - 02/27/17



NOTES
 29,000 SQ FT - TOTAL PARKING AREA
 975 SQ FT - TOTAL LANDSCAPE BED AREA REQUIRED
 1700 SQ FT - TOTAL LANDSCAPE INTERIOR BED AREA

SCALE 1" = 20'

L1

LANDSCAPE CONCEPT PLAN FOR
MAC & HOFF ENTERPRISES LLC
 LOTS 3,4,&5 Huber Park Ct.
 Weldon Spring, Mo. 63304
 /214/406-3313



DESIGNED BY: James Schewe
 ORIGINAL DATE: 12/15/24
 REVISION DATE: 12/2/25
 GRAPHIC ART: WJW



17259 Wildhorse Creek Rd.
 Chesterfield, MO 63005
 Ph: 636-532-1033
 Fax: 636-532-1258
 www.BaxterGardens.com

LANDSCAPE ESTIMATE

MAC & HOFF ENTERPRISES LLC
 277 CLARKSON RD. SUITE 102
 ELLISVILLE, MO 63011

Estimate #	Rep	Typist	Date
28231	IPS	BWJ	1/23/2025
Customer E-mail		Customer Phone	
gmacdoniels@gmail.com		(314)406-3313	

Qty	Description	Rate	Total
REVISION 2 BASED ON LANDSCAPE PLAN DATED 1/23/25			
JOBSITE: LOTS 3,4,5 HUBER COMMERCIAL			
32	BAYBERRY - 3 GALLON	70.00	2,240.00
18	GREY OWL JUNIPER - 3 GALLON	60.00	1,080.00
2	VARIEGATED RED TWIG DOGWOOD - 3 GALLON	75.00	150.00
12	WINE & ROSE WEIGELA - 3 GALLON	60.00	720.00
2	YUCCA - 3 GALLON	60.00	120.00
6	GOLD THREAD CYPRESS - 3 GALLON	65.00	390.00
18	PURPLE NINEBARK - 3 GALLON	65.00	1,170.00
4	RED SUNSET MAPLE - 2.5" CALIPER	495.00	1,980.00
6	GLOBE ARBORVITAE - 3 GALLON	65.00	390.00
8	VANILLA STRAWBERRY HYDRANGEA - 3 GALLON	65.00	520.00
16	DENSIFORMIS YEW - 3 GALLON	70.00	1,120.00
10	GOLD FLAME SPIREA - 3 GALLON	55.00	550.00
10	BLUE HOLLY - 3 GALLON	60.00	600.00
6	SUGAR MAPLE - 2.5" CALIPER	580.00	3,480.00
4	VARIEGATED FOUNTAIN GRASS - 3 GALLON	50.00	200.00
2	RED OAK - 2.5" CALIPER	495.00	990.00
12	QUINCE - 3 GALLON	60.00	720.00
12	KORBAN BOXWOOD - 3 GALLON	75.00	900.00
14	ZEBRA GRASS - 3 GALLON	50.00	700.00
6	REDBUD - 2.5" CALIPER	570.00	3,420.00
2	NORWAY SPRUCE - 6 FOOT	550.00	1,100.00
6	SEA GREEN JUNIPER - 3 GALLON	60.00	360.00
2	WILLOW OAK - 2.5" CALIPER	495.00	990.00
4	CHOKECHERRY - 2.5" CALIPER	430.00	1,720.00
6	KWANZAN CHERRY - 2.5" CALIPER	430.00	2,580.00
3	YOSHINO CHERRY - 2.5" CALIPER	430.00	1,290.00
4	SMOKEBUSH - 5 GALLON	75.00	300.00
12	FORSYTHIA - 3 GALLON	60.00	720.00
4	NORWAY SPRUCE - 6 FOOT	550.00	2,200.00
8	LEATHERLEAF VIBURNUM - 3 GALLON	70.00	560.00
5	GREEN GIANT ARBORVITAE - 6 FOOT	350.00	1,750.00
5	FRAGENSE VIBURNUM - 3 GALLON	70.00	350.00
1	LABOR TO INSTALL ABOVE PLANT MATERIAL	17,680.00	17,680.00
1	MULCH - PER CUBIC YARD	42.00	2,520.00
30	COMPOST - PER CUBIC YARD	38.00	1,140.00
1	LABOR TO INSTALL ABOVE HARD GOODS	6,039.00	6,039.00



17259 Wildhorse Creek Rd.
 Chesterfield, MO 63005
 Ph: 636-532-1033
 Fax: 636-532-1258
 www.BaxterGardens.com

LANDSCAPE ESTIMATE

MAC & HOFF ENTERPRISES LLC
 277 CLARKSON RD. SUITE 102
 ELLISVILLE, MO 63011

Estimate #	Rep	Typist	Date
28231	IPS	BWJ	1/23/2025
Customer E-mail		Customer Phone	
gmacdoniels@gmail.com		(314)406-3313	

Qty	Description	Rate	Total
	SUBTOTAL		62,739.00
	BUILDER'S DISCOUNT	-10.00%	-6,273.90

OPTION IN LIEU OF MULCH: Not included in estimate total, please initial items wanted

___ OLD MONROE GRAVEL & PLASTIC 4MM WEED BARRIER \$9,472.00
 MORE THAN ESTIMATE TOTAL

**** ESTIMATE DOES NOT INCLUDE WALLS, DETENTION BASIN,
 GRADING, TOPSOIL, SOD OR SEED & STRAW.

0.00

TOTAL \$56,465.10

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS (405.385, 405.400, 405.405, 405.430, AND 405.440) OF THE WELDON SPRING, MISSOURI, MUNICIPAL CODE AND MATTERS RELATING THERETO

WHEREAS, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Section 89.060 of the Missouri Revised Statutes; and

WHEREAS, notice of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on February 3, 2025, and the Public Hearing held by the Board of Aldermen on February 13, 2025; and

WHEREAS, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: That Section 405.385 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and striken] type):

Section 405.385 Applicability

A. This Article XI shall apply to all construction in all zoning districts and in order to maintain a homogeneous design throughout a planned development, this Article XI shall apply to any lot in a planned district (including the "PR" Planned Residential and "PC" Planned Commercial Districts) which received Area Plan approval after March 23, 1995, and shall also apply to any new development within a planned district which received Area Plan approval (or its equivalent) prior to March 23, 1995, if such development falls within any category described in Sections 405.385 [~~(1)~~] (A) and 405.385 [~~(2)~~] (B) [below] it shall apply to any lot or land area in a final development plan or section plan in a planned district when such final development plan or section plan deviates from the approved Area Plan significantly enough to be considered a substantive change as defined in Chapter 402.

B. For any portion of a development within a planned district which is not completed within five (5) years from the date of approval of the original Area

Plan (or its equivalent) and for which no land use permit has been issued as a whole for a period of more than one (1) year, the property shall thereafter be subject to this Article XI for any subsequently approved final development plan or section plan.

SECTION 2: That Section 405.400, of the Municipal Code is hereby amended as follows (added text is shown in **boldface type**, deleted text shown in [~~bracket and strikethrough~~] type):

Section 405.400 **Submission [Of] of Land Use Permit Applications**

- A. Every application for a land use permit for a lot or parcel of land within any applicable zoning district, as required by Section 405.385, except for alterations and repairs not affecting the outward appearance of a building, shall be submitted along with plans, elevations, detail drawings and specifications to the Zoning Commissioner.
- B. All such plans, elevations and detail drawings shall be drawn to scale and be easily readable by the members of the Architectural Review Commission
- C. Every land use permit application for a principal building, every accessory building/**structure**, whether it has a foundation or not, which exceeds one hundred twenty (120) square feet in size [~~and every similar structure~~] shall be reviewed by the Architectural Review Commission prior to the issuance of a land use permit.
- D. Subdivision Improvement Agreement [~~And~~] **and** Land Use Permit [~~To~~] **to** Include Lot Improvements.
 1. The applicant for a residential or commercial land use permit shall be required to pay for the permit and also to deposit a cash escrow to guarantee completion of all subdivision lot improvements or land use permit requirements, including, but not limited to: soil preservation; final grading; yard sodding and/or seeding; lot drainage; sidewalks; walls; landscaping; trails; fencing; removal of debris and waste; as well as for maintaining mud, material and debris-free streets; and all other lot improvements required by these regulations and the Board of Aldermen. (See estimated construction cost and cash escrow amounts listed in the fee schedule in the Municipal Code.)
 2. If necessary, the escrow deposit shall be drawn upon and used to enforce the requirements of this agreement. Whether or not occupancy of a structure on any parcel or plat of land created by subdivision has occurred, the City may enforce the provisions of the subdivision improvement agreement where the provisions of this Section or any other applicable law, ordinance or regulations have not been met. All improvements completed under this Section require a final inspection

prior to the escrow deposit being returned to the applicant. Failure to comply with any requirement of the subdivision improvement agreement or land use permit shall result in forfeiture of the applicant's escrow to the City. A separate check in an amount based on the estimated construction cost listed in the fee schedule of the Municipal Code shall be made payable to the City of Weldon Spring. The amount shall not be included with the land use permit fee.

SECTION 3: That Section 405.405 of the Municipal Code is hereby amended as follows (added text is shown in **boldface** type, deleted text shown in ~~[bracket and striken]~~ type):

Section 405.405 Review ~~[And]~~ **and** Recommendation ~~[Of]~~ **of** Land Use Permit Applications.

- A. Within thirty (30) days after an application for a land use permit has been submitted to City Hall, the Zoning Commissioner will send copies of the application to the members of the Architectural Review Commission who will review the application at their next scheduled meeting and recommend "approval," "conditional approval" or "denial." If the recommendation is "denial," then the applicant may appeal that decision to the Board of Aldermen.
- B. Notice of the time and place of the meeting of the Architectural Review Commission shall be given to the applicant and shall be posted in a public place at least twenty-four (24) hours prior to such meeting. At the meeting, the Commission shall examine the plans, finished elevations, detail drawings and specifications, review the location of the main building and all accessory **buildings/structures**, as well as hear the applicant in reference thereto and any other evidence that may be pertinent. Review and disposition of the decision of the application may occur without the applicant being present.
- C. At such meeting and after such hearing or at any meeting within thirty (30) days subsequent thereto, the Architectural Review Commission shall recommend approval of the application if, in its opinion, the proposed **building/structure** will conform to proper architectural standards of appearance and design, will be in general conformity with the Area Plan as established by prior approvals and the style and design of surrounding structures, will be conducive to the proper architectural development of the City and complies with all applicable City ordinances including the design standards of this Article XI. Written confirmation of this action shall be forwarded to the applicant and to the Zoning Commissioner by the Commission.

SECTION 4: That Section 405.430 of the Municipal Code is hereby amended as follows (added text is shown in **boldface type**, deleted text shown in ~~[bracket and strikethrough]~~ type):

Section 405.430 Design Standards.

- A. The Architectural Review Commission shall use the following design standards when reviewing land use permit applications in any applicable zoning district for permanent buildings. For purposes of this Section 405.430, residential **and multi-family** buildings shall include single-family, single-family attached villas, and multi-family dwellings; commercial buildings shall include retail, office and related uses allowed in the "MED" Medical District, "GC" General Commercial District, ~~and~~ "PC" Planned Commercial District **and "HTO" High Technology Office District**; institutional buildings shall include private schools, hospitals, skilled nursing facilities, and similar institutional uses in any applicable zoning district; industrial buildings shall include manufacturing, warehousing and similar industrial uses allowed in "LI" Light Industrial District; major recreational buildings shall include ice rinks, indoor soccer facilities and buildings housing similar uses allowed in the "LI" Light Industrial District; and agricultural buildings shall include barns, kennels and similar buildings, whether principal or accessory, used for agricultural, livestock or large animal support or other accessory uses when located in the "AG" Agricultural District or "RS-3" Single-Family Residential District.
- B. Residential And Multi-Family Buildings.
1. Non-Trim Permissible Building Materials. Residential buildings whether new, enlarged, diminished or modified should have exterior material of brick, stone masonry, painted wood or a material such as vinyl siding which resembles painted wood. **Flat or low-gloss steel siding may be allowed in certain instances.** Glass block may be used as an accent material. Building materials that are neither specifically permitted under this Section 405.430(B)(1) nor prohibited under Section 405.430(B)(2) below may be allowed by the Architectural Review Commission if they are deemed appropriate based on the design of the structure and surrounding buildings. **Painting of brick or masonry requires ARC review and approval.**
 2. Non-Trim Prohibited Building Materials. In residential developments subject to this Article XI, no new residential building and no residential building which is enlarged, diminished or modified in exterior appearance shall have an exterior material of **smooth** metal, smooth masonite, permastone, concrete cinder block, plywood, half timber, logs or concrete bricks.
 3. Building Colors. Building colors, except for trim colors, shall be earth tones, white or similar suitable colors. Earth tone colors, include, but are

not limited to, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent and pastel colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. All exterior buildings or dwellings to include brick, siding, front doors, garage doors, trim pieces, doorways, columns, shutters, sun control devices and shingles cannot exceed five (5) different colors that are neutral and compatible. Materials for screening dumpsters must be harmonious in color with the color of the principal building. The Architectural Review Commission may adopt a list of building colors that are permitted to supplement the list in this Section 405.430(B)(3), provided that these additional colors are not specifically prohibited by this Section 405.430(B)(3).

4. Trim Colors/Window Colors. Trim colors and the colors of window frames shall be earth tones, white, black or a color that clearly complements the main color of the building. Fluorescent and pastel colors shall not be allowed.
5. Residential Front Facade. The front facade of every residential building shall ~~[be comprised]~~ consist of not less than seventy percent (70%) of brick or stone masonry, unless alternative material is approved by the Architectural Review Commission based on the design of the structure. The front facade of every residential building shall wrap around and continue a minimum of twenty-four (24) inches on each side of the building. All dwellings shall present a good, well-maintained frontage, harmonious in design to the surrounding vicinity. The Architectural Review Commission may allow any individual house or a specific model of house to deviate from the building material requirements of this paragraph based on the design of the house. If architecturally acceptable, other materials such as painted wood and vinyl siding could be considered for front facades.
6. Roofs. The roof of any residential dwelling shall be covered by slate, tile, cedar shake, fiberglass/asphalt shingles or architectural metal shingles. The pitch of the roof shall have at least a four-foot rise to twelve-foot horizontal run and shall be subject to review and approval of the Architectural Review Commission. For minor additions to an existing home, the roof slope for the addition may be less than for the main roof. This provision is limited to the portions of the roof not exceeding ~~[ten]~~ twenty-five percent ~~[(10%)]~~ (25%) of the existing roof area and is subject to review and approval of the Architectural Review Commission. Materials covering dormers, bay windows and similar architectural features may be any of the above materials or may be copper or a similar

material provided that such material is in harmony with the roof material of the rest of the dwelling.

7. **Single-Family Residential Garages.** All garages for single-family detached dwellings shall be side-entry or rear entry except:
 - a. A Front-entry garage can be considered for approval for a single-family residential building, which was either completed or under construction prior to March 11, 1997, and currently has a front entry garage.
 - b. For any residences in the "AG" Agricultural Zoning District; however, garage doors in the "AG" Agricultural Zoning District shall not be visible from the front elevation of a house.
8. **Driveways.** Driveways shall be a minimum of ten (10) feet wide. Driveways shall extend at least twenty-five (25) feet from the face of the garage and shall have a minimum turn radius of fifteen (15) feet. Driveways shall not have a slope over fifteen percent (15%), and driveways over two hundred (200) feet shall not have a slope over twelve percent (12%). Variances from the fifteen percent (15%) limit may be approved by the Architectural Review Commission. Driveways shall be set back at least four (4) feet from the side lot line from the point of intersection with the street right-of-way to the front line of the house. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway, unless a retaining wall is used to minimize the slopes. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt, concrete, paver stones or other suitable paving material except for driveways in the "RS-3" Single-Family Residential District and the "AG" Agricultural District which exceed two hundred fifty (250) feet in length, which shall be exempt from this requirement.
9. **Foundations.** Concrete foundations shall be covered with a permissible building material so that no more than twelve (12) inches in height of the concrete of any building shall be visible.
10. **Walkways.** All walkways shall consist of stone, brick or concrete. Asphalt walkways are expressly prohibited.
11. **Native Prairie Plants Required.** Residential lots shall provide native prairie plants, as approved by the Missouri Department of Conservation, on steep slopes of 3:1 or greater pitch. Except, however, that such plants shall not

be required for areas of the site which have a slope exceeding a 3:1 pitch prior to site development and which will remain in an undisturbed natural state. Native prairie plants shall be required on all stormwater runoff areas (please see the Native Landscaping Manual; A Guide to Native Landscaping in Missouri prepared by Shaw Nature Reserve for more details).

12. Retaining Walls. See Section 405.160 [~~(G)~~] **(H)**.
13. Height, Scale [~~And~~] **and** Mass. The height, scale and mass of a building must be considered and shall be in proportion to other buildings in the vicinity. Where other neighbors are not in the vicinity, the Architectural Review Commission shall consider the overall character of that part of the City as well as its Comprehensive Land Use Plan in making a determination (see Section 405.380).
14. Architectural Style. The style of any building shall be harmonious with the existing styles in the vicinity. Where neighbors are not in the vicinity, the Architectural Review Commission shall consider the overall character of that part of the City as well as its Comprehensive Land Use Plan in making a determination (see Section 405.380).
15. Fences In Yards Abutting City Roads. See Section 405.160(D).
16. Mechanical Equipment — Multi-Family. All mechanical equipment on multi-family buildings (such as air conditioning units) shall be completely screened from view. All buildings shall be architecturally designed so that roof-mounted equipment is hidden from all sides of the building when the building is ready for occupancy. In addition, any mechanical equipment shall be hidden so that it is not visible from the property line of the multi-family development or subdivision in which the building is located or from any residential property. Except, however, that in the case of multi-family buildings located at a lower grade than surrounding properties, the screening requirement for roof-mounted equipment shall be reduced to screening material the height of the roof-mounted equipment on all sides of the building.
- 17. Electric Vehicle (EV) Charging Stations. EV charging stations shall be located in the garage for single-family residential buildings. For multi-family buildings EV charging stations may be located either in the garage or on the exterior of the property.**

C. Commercial And Institutional Buildings.

1. Non-Trim Permissible Building Materials. Commercial and institutional buildings shall have exterior material of brick, stucco, textured masonite,

stone masonry, split-faced block or glass. Glass block may be used as an accent material. Building materials should conform to the current list of recommended material published by the Architectural Review Commission.

2. **Non-Trim Prohibited Building Materials.** No new commercial or institutional building and no remodeled, enlarged or diminished commercial or institutional building shall have an exterior material of **smooth** metal, smooth masonite, permastone, concrete cinder block, tilt-up concrete, concrete brick, vinyl or wood.
3. **Trim And Accent Materials.** Trim and accent materials may include architectural metal provided that it does not exceed fifteen percent (15%) of the exterior material of the building.
4. **Building Colors.** Building colors, except for trim colors, shall be subdued earth tones, white or similar suitable colors. Earth tone colors,] include, but are not limited to, mauve, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent and **pastel** colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. Materials for screening dumpsters must be harmonious in color with the color of the principal building.
5. **Trim Colors/Window Colors.** Trim colors and the colors of window frames shall be earth tones, white, **black** or a color that clearly complements the main color of the building. Fluorescent and **pastel** colors shall not be allowed.
6. **Roofs.** Roofs on buildings with three (3) or more stories may be flat or pitched as approved by the Architectural Review Commission. Roofs on one-story buildings shall not be flat or nearly flat except for the center portion of the roof (not to exceed forty percent (40%) of the entire roof when seen in [~~plan~~] **plain** view) that is not visible from ground level. At least sixty percent (60%) of the roof area on a one-story building, when seen in [~~plan~~] **plain** view, must be pitched. The pitch of such roof shall have at least a four-foot rise to twelve-foot horizontal run but shall not exceed a twelve-foot rise to twelve-foot horizontal run. Roofs on two-story buildings shall follow the same requirements as one-story buildings except for any two-story building exceeding twenty thousand (20,000) square feet in floor area which may have a flat roof if such roof is consistent with other commercial buildings in the area as determined by the Architectural Review Commission. All roofs shall be subject to review and approval of the Architectural Review Commission for materials, pitch and color. Colors for roof materials shall not deviate from the list of

permissible building colors unless such material is a shade of dark gray or black that is not designed to call attention to the building or such material is not visible from any nearby property or roadway.

7. **Garages.** Garages may be front, side or rear-entry although attempts shall be made to design all commercial and institutional buildings such that buildings do not have garage doors facing any street. Garages should conform architecturally to the principal building and its environs.
8. **Driveways.** Driveways shall be set back at least four (4) feet from the side lot line from the point of intersection with the street right-of-way to the front line of the building. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt or concrete.
9. **Foundations.** Concrete foundations shall be covered with a permissible building material so that no more than twelve (12) inches in height of the concrete of any building shall be visible.
10. **Walkways.** All walkways shall consist of stone, brick or concrete. Asphalt walkways are expressly prohibited.
11. **Sod Required.** On non-residential lots, no slopes shall be permitted in excess of 3:1. Except, however, that sod shall not be required for areas of the site which have a slope exceeding a 3:1 pitch prior to site development and which will remain in an undisturbed natural state. Sod shall be required on all stormwater runoff areas.
12. **Mechanical Equipment.** All mechanical equipment on commercial and institutional buildings (such as air conditioning units) shall be completely screened from view. All buildings shall be architecturally designed so that roof-mounted equipment is hidden from all sides of the building when the building is ready for occupancy. In addition, any mechanical equipment shall be hidden so that it is not visible from the property line of the business or industrial park or subdivision in which the building is located or from any residential property. Except, however, that in the case of commercial and institutional buildings located at a lower grade than surrounding properties, the screening requirement for roof-mounted equipment shall be increased to screening material the height of the roof-mounted equipment on all sides of the building.
13. **Facades.** Each facade (see Section 402.020 for definition of facade) on every commercial and institutional building, excluding window glass, shall be comprised of brick or stone masonry unless alternative material is

approved by the Architectural Review Commission based on the design of the building. All buildings shall present good, well-maintained frontages, harmonious in design to the building. All buildings shall present good, well-maintained frontages, harmonious in design to the surrounding vicinity. If architecturally acceptable, glass could be considered for part of a facade.

14. (Reserved)

15. Retaining Walls. See Section 405.160 [(G)] (H).

16. Fences In Yards Abutting City Roads. See Section 405.160(D)

~~[17. Architectural Design Theme. See Sections 405.140(J) and 405.145(I).]~~

D. Industrial And Major Recreational Buildings.

1. **Non-Trim Permissible Building Materials.** Industrial and major recreational buildings shall have exterior material of brick, stucco, textured masonite, stone masonry, split-faced block, tilt-up concrete, pre-painted steel siding, concrete brick or glass. Glass block may be used as an accent material. Building materials should conform to the current list of recommended materials published by the Architectural Review Commission.
2. **Prohibited Building Materials.** No new industrial or major recreational building and no remodeled, enlarged or diminished industrial or major recreational building shall have an exterior material of metal (except pre-painted steel siding), smooth masonite, permastone, concrete cinder block, vinyl or wood.
3. **Building Colors.** Building colors, except for trim colors, shall be earth tones, white or similar suitable colors. Earth tone colors, include, but are not limited to, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent and pastel colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. Materials for screening dumpsters must be harmonious in color with the color of the principal building. The Architectural Review Commission may adopt a list of building colors that are permitted to supplement the list in this Section 405.430(D)(3), provided that these additional colors are not specifically prohibited by this Section 405.430(D)(3).
4. **Trim Colors/Window Colors.** Trim colors and the colors of window frames shall be earth tones, white, black or a color that clearly

complements the main color of the building. Fluorescent and pastel colors shall not be allowed.

5. **Roofs.** New roofs shall match the pitch of the existing roof. Roofs shall be subject to review and approval of the Architectural Review Commission for materials and pitch.
6. **Garages.** Garages may be front, side or rear-entry although attempts shall be made to design all industrial and major recreational buildings such that buildings do not have garage doors facing any street. Garages should conform architecturally to the principal building and its environs.
7. **Driveways.** Driveways shall be set back at least four (4) feet from the side lot line from the point of intersection with the street right-of-way to the front line of the building. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt or concrete.
8. **Foundations.** Concrete foundations shall be covered with a permissible building material so that no more than twelve (12) inches in height of the concrete of any building shall be visible.
9. **Walkways.** All walkways shall consist of stone, brick or concrete. Asphalt walkways are expressly prohibited.
10. **Sod Required.** On non-residential lots, no slopes shall be permitted in excess of 3:1. Except, however, that sod shall not be required for areas of the site which have a slope exceeding a 3:1 pitch prior to site development and which will remain in an undisturbed natural state. Sod shall be required on all stormwater runoff areas.
11. **Mechanical Equipment.** All mechanical equipment on industrial and major recreational buildings (such as air conditioning units) shall be screened from view. All buildings shall be architecturally designed so that roof-mounted equipment is hidden from all sides of the building when the building is ready for occupancy. In addition, any mechanical equipment shall be hidden so that it is not visible from the property line of the business or industrial park or subdivision in which the building is located or from any residential property. Except, however, that in the case of industrial buildings located at a lower grade than surrounding properties, the screening requirement for roof-mounted equipment shall be reduced to screening material the height of the roof-mounted equipment on all sides of the building.

12. **Front Facade.** A minimum of sixty percent (60%) of the non-glass surface of the front facade of every industrial and major recreational building shall be comprised of brick, stucco or stone masonry unless alternative material is approved by the Architectural Review Commission based on the design of the building. When calculating this percentage, the area occupied by windows or other glass shall not be included as part of the sixty percent (60%). All buildings shall present a good, well-maintained frontage, harmonious in design to the surrounding vicinity.

13. **Retaining Walls.** See Section 405.160 [~~(G)~~] **(H)**.

14. **Fences In Yards Abutting City Roads.** See Section 405.160(D).

[15. ~~Architectural Design Theme.~~ See Sections 405.140(J) and 405.145(I).]

E. Agricultural Buildings.

1. **Non-Trim Permissible Building Materials.** Agricultural buildings whether new, enlarged, diminished or where the front facade is modified shall have exterior material of brick, stucco, textured masonite, smooth masonite, permastone, stone masonry, prepainted metal siding, painted concrete cinder block, painted wood or a material such as vinyl siding which resembles painted wood. Building materials that are neither specifically permitted under this Section 405.430(E)(1) nor prohibited under Section 405.430(E)(2) below may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building material.
2. **Non-Trim Prohibited Building Materials.** On lots or tracts of land used for agricultural purposes subject to this Article XI, no new agricultural building and no agricultural building which is enlarged or where the front facade is modified in exterior appearance shall have an exterior material of metal (except pre-painted metal siding), unpainted concrete cinder block, plywood, half timber, logs or concrete bricks.
3. **Building Colors.** Building colors, except for trim colors, shall be earth tones, white or similar suitable colors. Earth tone colors, include, but are not limited to, beige, barn red, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent **and pastel** colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. The Architectural Review Commission may adopt a list of building colors that are permitted to supplement the list in this Section 405.430(E)(3), provided that these additional colors are not specifically prohibited by this Section 405.430(E)(3).

4. Trim Colors/Window Colors. Trim colors and the colors of window frames shall be earth tones, white, black or a color that clearly complements the main color of the building. Fluorescent and pastel colors shall not be allowed.
 5. Roofs. The roof of any agricultural building shall be covered by slate, tile, cedar shake or fiberglass/asphalt shingles or may be metal. Flat roofs are prohibited. New roofs shall match the pitch of the existing roof if any. The pitch of the roof shall be subject to review and approval of the Architectural Review Commission. Materials covering dormers, bay windows, cupolas and similar architectural features may be any of the above materials or may be copper or a similar material provided that such material is in harmony with the roof material of the rest of the dwelling.
 6. Foundations. Concrete foundations shall be covered with a permissible building material so that no more than forty-eight (48) inches in height of the concrete of any building shall be visible.
- F. Accessory Buildings/Structures. Accessory buildings/structures shall have the same requirements for color and roof slopes as the associated primary buildings; metal buildings are allowed, subject to these restrictions. Accessory buildings/structures must also comply with the size, height, setback and other requirements of Section 405.165.

SECTION 5: That Section 405.440 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~bracket and strikethrough~~ type):

Section 405.440 Exceptions ~~[To]~~ to ARC Approval

- A. Notwithstanding the other provisions of this Article XI, the following improvements shall be exempt from review and approval of the Architectural Review Commission:
 1. Interior remodeling of any building which does not affect the exterior appearance of the building or increase the gross floor area of the building.
 2. Routine maintenance and repair, including, but not limited to, painting, replacing shingles, replacing doors, replacing windows and similar maintenance provided that there is no change to the general appearance of the front facade of the building other than the color of the paint and provided that paint colors do not deviate from those allowed by the appropriate Sections of this Article XI and that any new shingles not deviate from the approved list of shingles.
 3. An addition to an existing residential building not exceeding twenty-five percent (25%) of the dwelling unit size, provided that the addition does not extend or modify the front facade of the house. The allowance for an

addition exceeding twenty-five percent (25%) of the dwelling unit size shall include cumulative additions to the residence based on the dwelling unit size on the effective date of this Chapter. For example, an addition equal to ten percent (10%) of the dwelling unit size is allowed. A second (2nd) addition equal to ten percent (10%) of the dwelling unit size on the effective date of this Chapter is allowed, but a third (3rd) addition equal to ten percent (10%) of the dwelling unit size on the effective date of this Chapter requires approval by the Architectural Review Commission.

- 4. Construction of an accessory building not exceeding one hundred twenty (120) square feet in area [~~or eight (8) feet in height~~].
 - 5. Agricultural **buildings**/structures on property that continues to be used solely for farm and agriculture related purposes.
- B. If there is any question concerning whether a proposed building addition or modification requires a recommendation for approval of the Architectural Review Commission, the Zoning Commissioner shall render a decision, in writing, outlining the reasons for the decision. Within ten (10) days of receipt of the written decision, the applicant may appeal the decision of the Zoning Commissioner to the Architectural Review Commission who will make the final decision.

SECTION 6: This Ordinance shall be in full force and effect upon its enactment and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2025.

Donald D. Lickliger, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklizer	_____	_____	_____

Absent: _____

A RESOLUTION OPPOSING THE PROPOSED RATE INCREASE BY AMEREN AND URGING THE MISSOURI PUBLIC SERVICE COMMISSION TO DENY OR SIGNIFICANTLY REDUCE THE REQUESTED INCREASE

WHEREAS, the City of Weldon Spring supports Ameren's efforts to strengthen their grid and maintaining a diverse generation portfolio; and

WHEREAS, the residents and businesses of the City of Weldon Spring rely on affordable and reliable utility services for their daily needs, economic activities, and quality of life; and

WHEREAS, Ameren instituted a significant rate increase in 2023 and is now proposing an additional 15% increase in 2025; and

WHEREAS, Ameren has proposed a rate increase that would impose significant additional financial burdens on the residents and businesses of the City of Weldon Spring, many of whom are already facing economic difficult challenges; and

WHEREAS, the City of Weldon Spring believes that utility companies have a responsibility to manage their operations efficiently and to avoid passing unnecessary costs onto their customers; and

WHEREAS, the Missouri Public Service Commission (PSC) is the regulatory body with the authority to review and approve or deny rate increase requests from utility providers, including Ameren.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

Section 1: The City of Weldon Spring formally opposes Ameren's proposed rate increase and urges the Missouri Public Service Commission to carefully evaluate the request and deny any increase that is associated with wind turbine or solar energy which appears to be more costly to Ameren's customers than traditional energy generation sources.

Section 2: The City of Weldon Spring strongly urges Ameren to explore alternative cost management strategies that do not unfairly burden customers, including operational efficiencies and cost-effective energy sources.

Section 3: The City of Weldon Spring requests Ameren to extend the proposed rate increase over three to five years instead of one year. Ameren's customers are still adjusting to the approximate 11% increase that was implemented in 2023. In addition, the City requests Ameren to start each increase during the off-peak demand electrical season and not during the peak electrical season to allow customers time to adjust their electrical usage.

RESOLUTION NO. _____

Section 4: The City Clerk is hereby directed to send a certified copy of this resolution to the Missouri Public Service Commission, local legislative representatives, and Ameren.

Section 5: This Resolution shall be in full force and effect immediately upon passage and adoption.

Read and adopted this _____ day of _____ 2025.

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk