

**CITY OF WELDON SPRING  
PLANNING AND ZONING COMMISSION  
JULY 10, 2023**

**CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, July 10, 2023, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall at 5401 Independence Road. The meeting was called to order by Vice-Chairman Halbrook.

**ROLL CALL:** The following Planning and Zoning members were present:

Commissioner Foster  
Commissioner Marstall\*  
Alderman Martiszus  
Vice-Chairman Halbrook

Commissioner Heyl  
Commissioner Reiter  
Mayor Licklider

Commissioners Castrop, Eash, Nabholz and Szilasi were absent. A quorum is present.

Also, present were Bill Hanks (City Clerk), and Steve Lauer (City Planner).

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES:** Mayor Licklider made a motion to approve the September 12, 2022, regular meeting minutes as written, seconded by Alderman Martiszus. The motion passed with 6 ayes.

Commissioner Marstall joined the meeting at 7:32 PM.

**VISTOR’S/PUBLIC COMMENT:**

There were no public comments.

**BOARD REPORT:**

Alderman Martiszus updated the commissioners on the Board of Aldermen progress with the Park Improvements Project.

**NEW BUSINESS:**

**Final Development Plan – “Enterprise Rent-A-Car”:** Commissioner Reiter made a motion to open this item for discussion, seconded by Commissioner Maristall. **Motion carried** with 7 ayes.

Mayor Licklider started the discussion by giving a brief history on how this became the Enterprise Campus. He stated that Enterprise is the applicant and they have submitted a Final

Development Plan to separate the office building and the data center. This is Enterprise's desire because this would allow Enterprise to sell the office building portion, but keep the data center.

Rick Dames (Avison Young), the listing broker for Enterprise, stated that the Enterprise Campus would be divided into five (5) lots with the buyer purchasing lots one (1), four (4), and five (5). He mentioned that Lot one (1) contains the office building according to the Final Development Plan. Lots four (4) and five (5) is the vacant land touching Siedentop Road to the east. Mr. Dames added that Enterprise would retain ownership of Lots two (2), which contains the data center, and three (3).

There was brief discussion about potential traffic issues.

Commissioner Halbrook asked about any reciprocal maintenance agreements between Enterprise and the buyers. Mr. Dames stated that the reciprocal maintenance agreement is almost finalized and the agreement would include responsibilities on items, such as the detention basin, lighting, fence, share drives, and utilities. Susan Hansard, the Vice President of Real Estate for Enterprise Holding, Inc., added that the agreement would be executed and recorded at the closing of the office building sale. Also, she offered to share a copy with the City after the agreement is finalized.

Vice-Chairman Halbrook asked what improvements will be made to the office building. Gary Follman, the representative for the buyer, indicated that there will only be internal improvements to the office building.

Alderman Martiszus made a motion to recommend approval of the Final Development Plan for Enterprise Rent-A-Car, seconded by Commissioner Marstall. **Motion carried** with 7 ayes.

**Final Plat – "Enterprise Rent-A-Car":** With no questions on this topic by the Commission, Alderman Martiszus made a motion to recommend approval of the Final Plat for Enterprise Rent-A-Car. The motion was seconded by Commissioner Foster. **Motion carried** with 7 ayes.

**ADJOURNMENT:** Mayor Licklider made a motion to adjourn the meeting at 7:46 PM, seconded by Alderman Martiszus. The motion passed with 7 ayes.

Respectfully submitted,

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William C. Hanks  
City Clerk