

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
JULY 1, 2024**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, July 1, 2024, 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 Chairman Szilasi.

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

Commissioner Eash	Commissioner Heyl
Mayor Lickliger	Commissioner Marstall
Alderman Martiszus	Commissioner Reiter
Commissioner Wagner	Chairman Szilasi

Commissioner Busching, Commissioner Castrop, and Commissioner Foster 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: Commissioner Heyl made a motion to approve the April 16, 2024, Conceptual/Sketch Plan Review meeting minutes, as written, seconded by Commissioner Wagner. The motion carried with 8 ayes.

VISTOR’S/PUBLIC COMMENT:

- **Brian Gaddy, 221 Pitman Hill Road** – He was happy that the City is considering changing the code regarding front entry garages for houses built prior to 1997.

BOARD REPORT:

There was no Board Report.

PUBLIC HEARING:

Consideration of proposed amendments to the City of Weldon Spring’s Zoning regulations pertaining to Architectural Review Commission Chairman appointment, front-entry garages, home occupations, the land use table, and temporary signage: Commissioner Szilasi opened the public hearing at 7:35 PM. There were no comments from the public. Commissioner Szilasi closed the public hearing at 7:36 PM.

NEW BUSINESS:

Zoning Code Amendments Discussion – Architectural Review Commission Chairman appointment, front-entry garages, home occupations, the land use table, and temporary signage: Mr. Lauer (City Planner) summarized the proposed code changes, which were explained in the Staff Report given to the Planning & Zoning Commission prior to the meeting, which was included in the meeting’s packet.

The main changes were:

- **Appointment of Chairman to the Architectural Review Commission (ARC):** This code change would allow the Architectural Review Commission (ARC) members to vote to designate a member to serve as Chairman and Secretary to the Commission every year.
- **Front Entry Garages:** This proposed amendment would allow Architectural Review Commission (ARC) to approve front entry garages for single-family residential buildings, which currently already has a front entry garage and was completed or under construction prior to March 11, 1997.
- **Home Occupations:** This proposed change would amend the zoning code regarding home-based businesses, so the language in the zoning code would comply with the recent changes in the Missouri State Statutes.
- **Land Use Table –** There were several changes to the Definitions that were added to the Land Use Table, and additional uses were designated as permitted or conditional uses under the “HTO” High-Technology Office Zoning District and the “PC”, Planned Commercial Zoning District. Also, some other necessary corrections were made to the Land Use Table.
- **Temporary Signage (Election Signs) –** With recent decisions by the judicial system, the duration and number requirement of signs for election signs were removed due to the freedom of speech argument.

City’s staff has created five separate proposed Bill so Chairman Szilasi wanted a separate vote for each topic.


- **Appointment of Chairman to the Architectural Review Commission (ARC):** Commissioner Eash made a motion to recommend approval on the change to appointment of the Chairman to the Architectural Review Commission (ARC), seconded by Commissioner Heyl. On a roll call vote, the motion carried with 8 ayes.
- **Front Entry Garages:** There was a brief discussion about the City being selective on homes built prior to 1997 by only including homes that currently have front-entry garages. Commissioner Wagner made a motion to recommend a change to allow front-entry garage approval for single-family residential buildings which currently have a front entry garage and were completed or under construction prior to March 11, 1997. This

motion was seconded by Commission Heyl. On a roll call vote, the **motion carried** with 7 ayes. Alderman Martiszus voted no.

- **Home Occupations:** After a brief discussion about the State’s definition of “no-impact” businesses and the State Statutes, Commissioner Eash made a motion to recommend the zoning changes regarding home-based businesses, seconded by Commission Reiter. On a roll call vote, the **motion carried** with 8 ayes.
- **Land Use Table:** Commissioner Wagner made a motion to recommend changes to the Land Use Table, seconded by Commission Marstall. On a roll call vote, the **motion carried** with 8 ayes
- **Temporary Signage (Election Signs) – Commissioner:** Wagner made a motion to recommend the removal of the duration and number of signs requirement for election sign in the zoning codes, seconded by Commission Reiter. On a roll call vote, the **motion carried** with 8 ayes.
- **Short-Term Rentals (Air B&B & VRBO) Restrictions Discussion:** There was a brief discussion, but no direction was given because the Planning & Zoning Commission believes the City should not create rules for a problem that does not exist.

ADJOURNMENT: Commissioner Marstall made a motion to adjourn the meeting at 8:09 PM, seconded by Commissioner Wagner. The **motion carried** with 6 ayes.

Respectfully submitted,



William C. Hanks
City Clerk