

Conceptual/Sketch Plan Review Meeting Notes  
Weldon Spring City Hall  
5401 Independence Rd.  
Weldon Spring, MO 63304

**Project Name: Persimmon Trace**  
Project Location: 6101 Ozark Way

**Conceptual Review Meeting Date:** April 18, 2024  
Time: 9:00 AM – 10:45 AM

**In attendance:**

Don Lickliger – Mayor of Weldon Spring  
Don Stolberg – City Administrator  
Steve Lauer – City Planner  
Bill Hanks – City Clerk  
Tom Szilasi - Planning & Zoning Commissioner  
John Eash – Planning & Zoning Commissioner  
Bill Wagner – Planning & Zoning Commissioner/Architectural Review Commission  
Karen Hotfelder – Architectural Review Commission  
Bob Breth – Architectural Review Commission  
Edwina Conley – Board of Aldermen  
Janet Kolb – Board of Aldermen  
Tom Yeager – Board of Aldermen  
Bill Schnell – Weldon Spring City Engineer  
Chris DeGuentz – Fischer & Frichtel Homes  
Mike Falkner – The Sterling Company  
Drew Weber – Hamilton & Weber

**Note:** The meeting sign-in sheet for the public is attached to these minutes.

**Property Details:**

Current Zoning – “AG” Agricultural Acreage – 9.55  
Current Land Use - Dog Kennel Proposed Zoning – “PR” Planned Residential  
Proposed Land Use – Detached Villas

**Meeting Summary:**

Tom Szilasi called the meeting to order at 9:00 AM. Mayor Lickliger briefly reminded everyone about the format of the Conceptual Review meeting.

The Pledge of Allegiance was recited by all.

Mr. Lauer (City Planner) stated that this meeting serves as the first stage of the development process, and it is opportunity for feedback to the developer before formally submitting an

application for approval from the Planning & Zoning Commission and Board of Aldermen. Mr. Lauer added that the concept plan is 9.55-acre parcel (6101 Ozark Way) that will require a rezoning from “AG” Agricultural to “PR” Planned Resident and a Conditional Use Permit (CUP).

Drew Weber, from Hamilton & Weber Law Firm, gave a presentation of the concept plan, which is a single family detached villa development called Persimmon Trace. The Persimmon Trace proposal calls for 19 lots with the villas containing two (2) beds, two and one-half (2.5) bathrooms, two (2) side entry garages and one (1) front entry garage ranch style homes. The starting price for the villas would approximately be one (1) million dollars. A brief discussion took place.

Mr. Szilasi told the applicants that front-loaded garages would be an issue because front-loaded garages are currently not allowed according to the municipal codes.

- **Lisa Baker, 124 Osage Way:** She voiced her opposition to the development because of the overall density.
- **Jason Hitt, 100 Osage Way:** He stated that the proposal is a quality proposal, but he wants to see larger lots. Also, he opposes the idea of allowing front-entry garages.

Mr. DeGuentz stated that the average price point for these villas are \$1.1 million. He stated that he evaluated this concept and does not want the City to rewrite the municipal code. He added that he has the land under contract, and he wanted to propose this unique concept to the City of Weldon Spring

- **Dustin Roberts, 5862 Hidden Creek Drive:** He voiced his concern about the storm water runoff from the development.
- **Samatha Schaefer, 105 Osage Way:** She was concerned about children’s safety with the expected increase in traffic on Ozark Way, which currently does not have sidewalks.

There was a brief discussion about sidewalks.

- **Anne Hallemeier, 113 Osage Way:** She opposed the smaller lots and the overall density of the proposed development.

At 9:33 AM, there was a site visit at 6101 Ozark Way to walk the property and get a visual of the development from the developer/

After returning to City Hall, there was further discussion on the concerns regarding the development.

Mr. DeGuentz requested copies of the comments.

The meeting was adjourned at approximately 10:42 AM.

Respectfully submitted,

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William C. Hanks, City Clerk