

**CITY OF WELDON SPRING  
PLANNING AND ZONING COMMISSION  
MAY 2, 2022**

**CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, May 2, 2022, 2019 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 Commissioner Szilasi.

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

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

Commissioners Castrop, Foster and Halbrook were absent. A quorum is present.

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

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

**APPROVAL OF MINUTES:** Mayor Lickliger made a motion to approve the September 13, 2021, regular meeting minutes as written, seconded by Commissioner Nabholz. The motion passed with 8 ayes.

Mayor Lickliger made a motion to approve the March 16, 2022, Conceptual/Sketch Plan Review meeting minutes as written, seconded by Commissioner Nabholz. The motion passed with 8 ayes.

**PUBLIC HEARING:**

**Consideration of a Conditional Use Permit & Area Plan for “New Perspective of Weldon Spring for the purpose of allowing a “Nursing & Residential Care Facility” at 400**

**Siedentop:** Chairman Szilasi opened up the public hearing. There was one communication message sent to the City Clerk on April 24 from the owners at 903 Hemingway Drive, which voice support for the project. Also, Benjamin Kent, from Persimmon Woods Golf Club, sent a letter to the City Planner on April 27, which outlined the club’s concerns with the project.

Both comments were distributed to the Commissioners prior to the meeting. Furthermore, the comments have been submitted into the public record by being attached to the minutes.

Benjamin Kent stated that he has a fiduciary responsibility to speak for all the members associated with Persimmon Woods. Mr. Kent stated the three concerns are the members’ sight line view from the 18<sup>th</sup> hole, erosion from storm water runoff, and noise.

Chairman Szilasi suggested to schedule a Work Session for 1:00 PM on May 4, 2022, at Persimmon Woods. This would give the commissioners a chance to tour the property line and get a better understanding of the concerns from Persimmon Woods.

Chairman Szilasi closed the public hearing.

## **NEW BUSINESS:**

**Conditional Use Permit & Area Plan Discussion – “New Perspective of Weldon Spring” (Nursing & Residential Care Facility):** Chris Buday, from the Boldt Company, made a presentation on the proposed Nursing & Residential Care facility at 400 Siedentop Road. The presentation included a company overview, pictures from other developments, the company’s care model, and the benefits to the community.

Mr. Buday indicated that height of the proposed building is 51 feet high, which is higher than the current tree line and higher than the City’s requirement without approval from the Board of Aldermen. He added that they are working with Persimmon Woods to alleviate some of their concerns.

Alderman Martiszus asked about the parking for the employees. Mr. Buday stated that there could be approximately 35 employees on site during peak time, which is during a shift change. There was a lengthy discussion about parking and employees.

The construction cost of the building is \$26 million.

Mayor Licklider wanted the applicants to be aware of the Architecture Review Commission (ARC) standards as they continue the process.

Mr. Lauer (City Planner) added that the developers received comments from staff last week and staff has not reviewed the revised area plan, which was submitted earlier today. A brief discussion took place.

Commissioner Nabholz made a motion to table the recommendation on the Conditional Use Permit (CUP) and the Area Plan for New Perspective of Weldon Spring until the Planning & Zoning Commission meeting on June 6, seconded by Commissioner Eash. The **motion carried** with 8 ayes.

**ADJOURNMENT:** Mayor Licklider made a motion to adjourn the meeting at 8:26 PM, seconded by Commissioner Nabholz. The motion passed with 8 ayes.

Respectfully submitted,

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William C. Hanks  
City Clerk