

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
AUGUST 8, 2024

CALL TO ORDER: The Weldon Spring Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road on Thursday, August 8, 2024, at 7:30 PM with Mayor Donald Licklider presiding.

PLEDGE OF ALLEGIANCE: Mayor Licklider 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 Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

Alderman Clutter was absent. A quorum was declared.

Also, present were Mayor Licklider, Bob Wohler (City Attorney), Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

PUBLIC COMMENTS:

There were no public comments at this time

PRESENTATION:

Persimmon Trace Rezoning & Preliminary Plat – Chris DeGuentz (Fischer & Frichtel Custom Homes, LLC): Chris DeGuentz, from Fischer & Frichtel Custom Homes, LLC, gave a brief presentation on the changes for the Persimmon Trace proposed development. The most notable changes were the reduction in the number of lots (from 19 to 13) and changing the concept from detached villas to single-family residential.

450 Technology Drive Conditional Use Permit & Site Plan – Keith Fryer (The Clayton Engineering Company): Mayor Licklider informed the Board that the condition use permit (CUP) application was withdrawn at the request of the owner and developer,

PUBLIC HEARING:

Consideration of a Zoning Change Application (RZ-2024-01) filed by Chris DeGuentz, from Fischer & Frichtel Custom Homes, LLC, (applicant) for BPD CO. I, LLC, (owner) to change the present zoning Mfrom “AG” Agricultural District to “RS-1/2” Single-Family Residential District at 6101 Ozark Way: Mayor Licklider opened the public hearing at 7:36 PM.

- **Anne Hallemeier, 113 Osage Way:** She urged the Board to deny the rezoning request for 6101 Ozark Way. She believes that half (½) acre lots are too small for this property and that the additional traffic, from this proposed developed, would create safety problems for pedestrians walking along Ozark Way.
- **Esther Gerdiman, 116 Osage Way:** She would rather see one (1) acre lots instead of half (½) acres lots.
- **Samantha Schaefer, 105 Osage Way:** She doesn't want see the Board to set a precedence for the City. Also, she asked what would happen if Persimmon Golf Course ever decides to sell and that the new property owner applies for zoning change request to the City for half (½) acre single-family residential zoning.
- **Margie Wasser, 112 Osage Way:** She is against the zoning change request because she feels that the half (½) acre zoned lots would alter the atmosphere of the larger lots in the area.
- **Tom Herin, 108 Osage Way:** He is against the zoning change request because he believes that the City doesn't allow smaller lots

Mayor Licklider stated that half (½) acre zoning does exist in the City and uses the Westchester Farms subdivision as an example of half (½) acre zoning. He added that he already contacted the Francis Howell School District about bussing situation associated with this proposed development.

Mayor Licklider closed the public hearing at 7:44 PM.

Conditional Use Permit (CUP-2024-01) filed by Steve Quigley of “The Clayton Engineering Company,” (applicant) for Forty Nine Fifty, LLC, (owner) for the purpose of allowing a “light industrial use” (warehouse – Distribution Center) at 450 Technology Drive: Mayor Licklider opened the public hearing at 7:44 PM. With no public comments, Mayor Licklider closed the public hearing at 7:45 PM.

MINUTES:

July 25, 2024 – Work Session Minutes: Alderman Kolb moved to approve the minutes from the July 25, 2024, work session, as submitted. The motion was seconded by Alderman Yeager. **Motion carried with 4 ayes.** Alderman Martiszus abstained from voting.

July 25, 2024 – Regular Board Meeting Minutes: Alderman Kolb moved to approve the minutes from the July 25, 2024, regular meeting, as submitted. The motion was seconded by Alderman Yeager. **Motion carried with 4 ayes.** Alderman Martiszus abstained from voting.

TREASURER’S REPORT:

Alderman Kolb made a motion to accept the Treasurer’s packet of paid bills from July 19, 2024, to August 1, 2024, and the June 2024 Credit Card Bill. The motion was seconded by Alderman Baker. **Motion carried with 5 ayes.**

UNFINISHED BUSINESS:

Bill #1227 – An Ordinance Amending Section 405.080 (J) of the City of Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto (Election Signs): Alderman Yeager made a motion to approve Bill #1227 for its second and final reading by title only. Alderman Baker seconded the motion.

On a roll call vote, the Bill #1227 was placed as Ordinance 24-14 as followed:

AYES: 4 – Clutter, Conley, Kolb, and Yeager

NOES: 1 – Baker

ABSENT: 1 – Martiszus

NEW BUSINESS:

Bill #1228 – An Ordinance Approving the Rezoning Request of a Parcel of Land from Fisher & Frichtel Custom Homes, LLC, at 6101 Ozark Way from “AG” Agricultural Zoning District to “RS1/2” Single Residential Zoning District and Amending the Zoning District Map of the City of Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto: Alderman Conley moved to introduce Bill #1228 for its first reading by title only. Alderman Baker seconded the motion and the **motion carried.**

Alderman Baker wants the record to reflect that the adjacent properties to subject property is zoned half (½) acre lots and one (1) acre lots. He added that the golf course property and the zoning change request are separate issues. Alderman Baker stated that the applicant made changes to the proposed development from feedback from City staff and residences.

Alderman Kolb talked about the sizes of the surrounding lots. A discussion about the difference between land use zoning and lot sizes between the Board took place.

Alderman Yeager asked Steve Lauer (City Planner) if the proposed development would have half of the number of lots if the Board insisted on one (1) acre lots. Mr. Lauer stated not exactly because other variables of the Zoning Ordinance would have to be looked at.

Bill #1228 was tabled in accordance with City Code2.

The Preliminary Plat for Persimmon Trace: This was just informational because the Planning & Zoning Commission approved the preliminary plat on August 5, 2024.
An Ordinance Granting a Conditional Use Permit for Forty Nine Fifty, LLC, to Allow A Warehouse (Distribution Center) 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, Missouri: This item was removed from the agenda at the owner and developer request.

An Ordinance Approving the Recommended Major Site Plan for a Warehouse (Distribution Center) at 450 Technology Drive in the City of Weldon Spring, Missouri, and Matters Relating Thereto: This item was removed from the agenda at the owner and developer request.

Bill #1229 – An Ordinance Authorizing the Mayor of the City of Weldon Spring, Missouri, to execute an Amended Agreement for Road Maintenance & Repair with St. Charles County, Missouri, and Matters Relating Thereto: Alderman Kolb moved to introduce Bill #1229 for its first reading by title only. Alderman Yeager seconded the motion and the motion carried.

Bill #1229 was tabled in accordance with City Code.

REPORTS AND COMMITTEES:

Public Safety Report: There was no report given.

City Attorney Report: There was no report given.

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

Alderman Baker made a motion to authorize the City to spend up to \$149,000 on the improvements for City Hall based on the plumbing, HVAC, and electrical estimates that the City Administrator provided in his report. The motion died because of a lack of a second to the motion.

RECEIPTS & COMMUNICATIONS:

There was a brief discussion about code enforcement issues around the City and the future of pedestrian crosswalks on Weldon Spring Parkway and Seidentop Road.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:18 PM, seconded by Alderman Clutter. **Motion carried** with 5 ayes.

Respectfully submitted,



William C. Hanks, City Clerk

