

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
SEPTEMBER 23, 2021

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, September 23, 2021, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. Mayor Donald Licklider called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL AND DETERMINATION OF QUORUM: On a roll call, the following members were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Schwaab	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

A quorum was declared.

PUBLIC COMMENTS:

Chris Pflieger (Local Business Owner): He spoke about his concerns by leaving the word “permanent” in Bill #1169 when referring to shipping containers because characterizing shipping containers as permanent makes the structure conform to different building codes. Also, he is very appreciated of the City Clerk (Mr. Hanks) for being so helpful and transparent, and going beyond the call of duty on the shipping container issue.

MINUTES:

September 14, 2021, Board Minutes - Alderman Clutter moved to approve the minutes from the September 14, 2021, regular meeting as written. The motion was seconded by Alderman Baker. **Motion carried** with 6 ayes.

TREASURER’S REPORT:

Alderman Baker made a motion to accept the Treasurer’s packet of paid bills from September 7, 2021, to September 16, 2021, seconded by Alderman Martiszus. **Motion carried** with 6 ayes.

UNFINISHED BUSINESS:

An Ordinance Amending the Following Sections (402.020, 405 – Land Use Table Attachment, 405.180, 405.215, 405.225, 405.295, 405.430, 410.135, 410.630 412.010) & Enacting New Sections (405.527 & 410.335) of the Weldon Spring, Missouri, Municipal Code:

Alderman Martiszus made a motion to take Bill #1169 off the table for discussion. Alderman Clutter seconded the motion and the **motion carried**.

Alderman Baker made a motion to make 3 amendments to Bill #1169, which are:

- Add a definition of a "Nursing and Residential Care Facilities" to the Bill #1169, which states that "Nursing and Residential Care Facilities" are A residential facility that includes one or more of the following facilities: Skilled Nursing, Assisted

Living, Residential Care and which may include as an accessory use, a Senior Housing Facility and/or Congregate Care Facility.

- Add the "Nursing and Residential Care Facility" category to the "Land Use Table" and remove the Assisted Living, Congregate Care, Residential Care, Senior Living, Skilled Nursing facilities from the "Land Use Table".
- Revised the "Land Use Table" to eliminate the Conditional Use allowance from the Single-Family ½ Acre Residential Zoning District (RS ½) "Residential Principle Uses" category for the "Nursing and Residential Care Facility" category and retain Planned Residential Zoning District (PR) and Planned Commercial Zoning District (PC) Conditional Use (C) allowances and as a permitted use the Medical Zoning District (MED) only. All other districts would not allow this use category.

The motion was seconded by Alderman Clutter. On a roll call vote, the **motion carried** as followed:

AYES: 6 – Baker, Clutter, Kolb, Martiszus, Schwaab, and Yeager
NOES: 0
ABSENT: 0

Alderman Baker made a motion to have City's staff make all the recommended changes that was discussed in the Work Session on September 23, 2021, and provide a clean copy of Bill #1169 for consideration at the Board meeting on October 12, 2021. ‘

On a roll call vote, the **motion carried** as followed:

AYES: 6 – Baker, Clutter, Kolb, Martiszus, Schwaab, and Yeager
NOES: 0
ABSENT: 0

Bill #1169 was placed back on the table.

NEW BUSINESS:

ARC Appeal – 4828 Sammelman Road: The Architectural Review Commission (ARC) denied the applicants' request because the front façade of the structure consisted of materials that were not brick & stone masonry. A calculation given to the Board was the front façade consisted 44% of brick & stone.

Alderman Baker moved to grant the appeal for 4828 Sammelman Road, seconded by Alderman Clutter. The **motion carried** with 6 ayes.

REPORTS AND COMMITTEES:

PRAC Committee: None

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

City Attorney Report: None

RECEIPTS & COMMUNICATIONS:

Alderman Clutter brought up an article that he saw in the Mid Rivers Newspaper regarding a new mixed-used development in Dardenne Prairie and he feels the city should research possible code changes in the future to allow this type of development in Weldon Spring.

Mayor Licklider stated that he recently had a meeting with the Superintendent of Francis Howell District to discuss several topics, such as taxes and the future of Meadow Parkway.

Alderman Yeager stated that there needs to be a discussion about design standards, so the ARC Commission and Board are on the same page about expectation of materials used on the front façade of buildings. A brief discussion took place

ADJOURNMENT:

Alderman Roubicek moved to adjourn the meeting at 7:55 PM and Alderman Yeager seconded the motion. Motion carried with 6 ayes.

Respectfully submitted,

William C. Hardy
City Clerk

