

*Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.*



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN REGULAR MEETING  
ON THURSDAY, AUGUST 8, 2024, AT 7:30 P.M.  
WELDON SPRING CITY HALL  
5401 INDEPENDENCE ROAD  
WELDON SPRING, MISSOURI 63304**

**\*\*\*\*BOARD OF ALDERMEN REGULAR TENTATIVE AGENDA – 8/8/24 at 7:30 PM\*\*\*\***

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL and DETERMINATION OF A QUORUM**
- 4. CITIZENS COMMENTS**

The public must be in person to speak during Citizens Comments or send comments in writing to the City Clerk (at [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org)) prior to the Board meeting. Anyone wishing to speak shall state their name, their address, and limit their remarks to 3 minutes.

- 5. PRESENTATION**

- A.** Persimmon Trace Rezoning & Preliminary Plat – Chris DeGuentz (Fischer & Frichtel Custom Homes, LLC)
- B.** 450 Technology Drive Conditional Use Permit & Site Plan – Keith Fryer (The Clayton Engineering Company)

- 6. PUBLIC HEARING**

- A.** 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 from “AG” Agricultural District to “RS-1/2” Single-Family Residential District at 6101 Ozark Way
- B.** 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.

- 7. APPROVAL OF MINUTES**

- A.** July 11, 2024 – Work Session Minutes
- B.** July 11, 2024 – Board Regular Session Minutes

- 8. CITY TREASURER’S PACKET**

- A.** Paid Bills (July 19, 2024 – August 1, 2024)
- B.** Credit Card Bill (June 2024)

- 9. UNFINISHED BUSINESS**

- A.** An Ordinance Amending Section 405.080 (J) of the City of Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto (Election Signs) – **Alderman Clutter**

- 10. NEW BUSINESS**

- A.** 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**
- B.** The Preliminary Plat for Persimmon Trace (Informational)

**PAGE 1 OF 2**

*Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.*

*Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.*

- C.** 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 – **Alderman Baker**
- D.** 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– **Alderman Martiszus**
- E.** 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**

**11. REPORTS & COMMITTEES**

- A.** Public Safety Report – **SCCPD Representative**
- B.** City Attorney Report
- C.** City Administrator Report (Informational) – **City Administrator**

**12. RECEIPTS & COMMUNICATIONS**

**13. ADJOURNMENT**

**PAGE 2 OF 2**

*Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.*