



**CITY OF WELDON SPRING
PLANNING & ZONING COMMISSION
ON MONDAY, JULY 10, 2023, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******Tentative Agenda******

A NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission will hold a meeting at 7:30 PM on July 10, 2023, at 5401 Independence Road Weldon Spring, Missouri, 63304, with the following tentative agenda:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES:**
 - A. September 12, 2022 – Planning & Zoning Regular Meeting
- 5. VISITOR'S/PUBLIC COMMENT**
- 6. REPORT OF THE BOARD OF ALDERMEN**
- 7. NEW BUSINESS:**
 - A. Final Development Plan - "Enterprise Rent-A-Car"
 - B. Final Plat – "Enterprise Rent-A-Car"
- 8. ADJOURNMENT**

ZOOM MEETING INSTRUCTIONS:

Time: July 10, 2023, at 07:30 PM

Zoom link:

<https://us02web.zoom.us/j/88249302288?pwd=UlluekdmN0J0eHZTeDVRSkJRUo1UT09>

Meeting ID: 882 4930 2288

Passcode: 230710

Or Dial in by Telephone: 1-312-626-6799

Meeting ID: 882 4930 2288

Passcode: 230710

**CITY OF WELDON SPRING
REGULAR MEETING OF THE PLANNING and ZONING COMMISSION
SEPTEMBER 12, 2022**

CALL TO ORDER: The regular meeting of the Planning & Zoning Commission of the City of Weldon Spring was held on Monday September 12 2022 at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. The meeting was called to order by **Chairman Tom Szilasi**.

ROLL CALL AND DETERMINATION OF QUORUM: The following Commissioners were present: **Commissioner Tom Castrop, Commissioner John Eash, Commissioner Larry Halbrook, Commissioner Tom Heyl, Commissioner Tim Marstall, Alderman Phil Martiszus, Mayor Don Lickliger and Chairman Tom Szilasi**. A quorum was declared. **Commissioner Bill Nabholz** arrived after roll was taken.

Also present were City Planner Steve Lauer, City Administrator Michael Padella, and Deputy City Clerk Laura Brown.

PLEDGE OF ALLEGIANCE: All present stood, and **Chairman Szilasi** led all in the Pledge of Allegiance.

APPROVAL OF MINUTES: **Commissioner Halbrook** made a motion to approve the minutes of the June 6, 2022 meeting of the Planning and Zoning Commission. **Commissioner Marstall** seconded the motion and the motion passed by voice acclamation with 9 votes.

BOARD OF ALDERMAN REPORT: **Alderman Martiszus** reported that there were no significant changes to report. He did state that the PRAC will meet to review the pocket park later this month and it should be approved by the end of this calendar year.

NEW BUSINESS: **City Planner Steve Lauer** stated that with regards to the New Perspective of Weldon Spring project, they have adhered to the Area Plan and the Architectural Review Commission (ARC) approved the building and facilities on August 16, 2022.

Chairman Szilasi asked about monetary requirements of the project.

City Administrator Padella discussed the process of that approval.

Chairman Szilasi mentioned the entries of both the pocket park and the New Perspective facility should be at the same location on opposite side of Sidentop Road to facilitate ease of access to both. He asked about the dog park and whether residents of the New Perspective facility would be allowed to have pets, and the answer was yes that they would.

Commissioner Halbrook discussed ARC findings of added drainage and lights at the facility, and the colors and materials of the structure, as well as the properties of the proposed retaining

wall. As to the dog park, **Commissioner Halbrook** and **City Planner Lauer** discussed the lighting for the dog park at night.

Alderman Martiszus directed a question to **City Planner Lauer** regarding the depth of the proposed retention pond at the New Perspective facility and his feelings on the retention pond is that it should be fenced in for safety reasons.

After discussion, **Mayor Lickliger** made a motion to approve the New Perspective of Weldon Spring Final Development Plan. **Commissioner Halbrook** seconded the motion. A roll call vote was taken, and the motion passed as follows:

Commissioners Eash, Halbrook, Heyl, Marstall, Nabholz and **Mayor Lickliger** voted aye. **Commissioner Castrop, Alderman Martiszus** and **Chairman Szifasi** voted no. **Commissioners Foster** and **Reiter** were absent.

City Planner Lauer reported on his review of the Staff Report on the Scrubbles Car Wash proposal. **Mr. Lauer** states that the project is in accordance with the Parks and Greenways plan, giving a 10-foot easement for a trail. A deeded agreement will be needed with the property owners of Lot 1 for the use of the detention basin. **Mr. Lauer** said that the title should be Major Site Plan, not Preliminary Site Plan.

Applicant Larry Walker with BAX Engineering spoke on the Scrubbles Car Wash project. He discussed many aspects of the project including the size of the lot (1.393 acres) which is zoned General Commercial and the size of the building at 4,095 square feet. He outlined the parking for customers as well as employees, the vacuum stalls, peak traffic hours and hours of operation, which are 8 AM to 8 PM, 7 days per week.

Todd Buckner, president of Scrubbles then spoke to the Commissioners. He says this will not be a "full service" car wash, it is considered an "express wash" that is, drivers will stay in their cars and drive thru the tunnel as their cars are washed. There will be 8 full time employees with 2 shifts. **Mr. Buckner** stated that there are six locations in total in the area. The car wash is a membership operation with the members having the option of multiple operations to choose to drive thru in the St. Charles County area.

Mayor Lickliger asked **Mr. Buckner** about the water being used. **Mr. Buckner** claims that the wastewater is reclaimed and re-used until it is unusable and then either evaporates or is discharged to the sewer system.

Commissioner Halbrook asked how long it will take to build the facility and **Mr. Buckner** stated that, weather permitting, it should be about 6 months to complete the project.

A letter from Duckett Creek Sanitary District was read which stated that approval would be required by them to develop this site and convey wastewater to Duckett Creek's facilities.

Commissioner Halbrook asked about the type of lights used and how long the lights would be left on. **Mr. Buckner** stated that the lights under the vacuum canopy would go out at 10:00 PM and the parking lot lights illuminating the rest of the facility would go off at midnight.

Chairman Szilasi discussed the prior annexation of this plat of ground in the City.

After further discussion, **Mayor Lickliger** made a motion to approve the major site plan. **Commissioner Nabholz** seconded the motion.

A roll call vote was taken, and **the motion passed** as follows:

Commissioners Castrop, Eash, Heyl, Marstall, Nabholz, Alderman Martiszus and Mayor Lickliger all voted aye.

Commissioner Halbrook abstained.

Chairman Szilasi voted no.

Election of Officers: **Chairman Szilasi** indicated that he would continue as the Chairman if re-elected. Discussion was held as to whether anyone else desired the positions of either Chairman or Vice-Chairman. **Commissioner Eash** nominated **Chairman Szilasi**; **Commissioner Nabholz** seconded the nomination. **Chairman Szilasi** asked **Commissioner Halbrook** if he wished to continue as Vice-Chairman and **Commissioner Halbrook** said that he would. A voice vote was taken and both **Commissioners Szilasi and Halbrook** were re-elected by acclamation.

ADJOURNMENT: **Commissioner Nabholz** moved to adjourn the meeting and **Commissioner Marstall** seconded the motion. The motion carried by acclamation and the meeting was adjourned at approximately 8:08 PM.

Respectfully submitted,

DRAFT ONLY!!!

Laura Brown, CCA
Deputy City Clerk



City of Weldon Spring

City of Tradition and Progress

5401 Independence Road

Weldon Spring, MO 63304

Phone: 636-441-2110

Fax: 636-441-8495

Email: cityofweldonspring@weldonspring.org

June 30, 2023

Tom Szilasi
Chairman Planning & Zoning Commission
5401 Independence Road
Weldon Spring, MO

Chairman Szilasi,

Please be advised that on June 30, 2023, I administratively approved with the concurrence of the City Engineer, the Minor Area Plan Amendment for Enterprise Rent-A-Car at 600 Technology Drive. The minor changes to the Area Plan included the placement of a five (5) foot black architectural aluminum fence to divide the parking lot between the General Offices Building and Data Center. With the placement of a fence some parking spaces were eliminated to provide proper circulation for the drive aisles. The minimum required number of parking spaces for each building is still being provided. A Land Use Permit Application (A-23-045) has been made for the fence which is approximately seven hundred (700) feet in length.

If you have any questions regarding this matter, please let me know at your earliest convenience.

Steve Lauer
Zoning Commissioner

Cc: Don Lickliger, Mayor
Michael Padella, City Administrator
Bill Hanks, City Clerk
Bill Schnell, City Engineer



City of Weldon Spring

City of Tradition and Progress

5401 Independence Road

Weldon Spring, MO 63304

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Email: cityofweldonspring@weldonspring.org

Staff Report - City of Weldon Spring Planning & Zoning Commission Meeting – July 10, 2023

On June 30, 2023, the Zoning Commissioner with the concurrence of the City Engineer administratively approved the **Minor Area Plan Amendment** for Enterprise Rent-A-Car. The only change to the Area Plan was the proposed placement of a five (5) foot black architectural aluminum fence to divide the parking lot between the General Offices Building and the Data Center. A Land Use Permit Application (A-23-045) has been made for the fence which is approximately seven hundred (700) feet in length. With the placement of a fence some parking spaces were eliminated to provide proper circulation for the drive aisles. The minimum required number of parking spaces for each building is still being provided.

Final Development Plan - Enterprise Rent-A-Car: As the owner of the property is in the process of selling a portion of the property which is zoned PC, Planned Commercial District, Section 410.260.C Conformance to Planned District Procedures of the Code of Ordinances of the City of Weldon Spring states, "Every proposed subdivision of land in a planned district shall have Area Plan and final development plan/section plan approval of the Board of Aldermen before any lot can be created or any final plat may be filed. See Section 410.320 for more information regarding the coordination of planned district procedures with subdivision approval."

When a planned district development involves the subdivision of land, an approved final development plan/section plan shall constitute an approved preliminary plat. As per the St. Charles County Property Database the property that is included in the final development plan currently consists of two parcels of land and an area from another subdivision (Weldon Spring Center). Parcel three (3) on the west side of Siedentop Road is not included as a lot since it does not meet the required minimum lot size of twenty thousand (20,000) square feet in the Planned Commercial District.

The proposed final development plan will divide the property into five (5) lots on the east side of Siedentop Road. The final development plan will also be a re-subdivision of that portion of Weldon Spring Center that was a part of parcel one (1) and will now be in lot one (1).

Final Plat – Enterprise Rent-A-Car: The approval by the City of Weldon Spring along with the recording of the final plat will give the current owner the ability to sell a lot with the changes that were part of the approved Minor Area Plan Amendment.

Steve Lauer, City Planner
City of Weldon Spring, MO

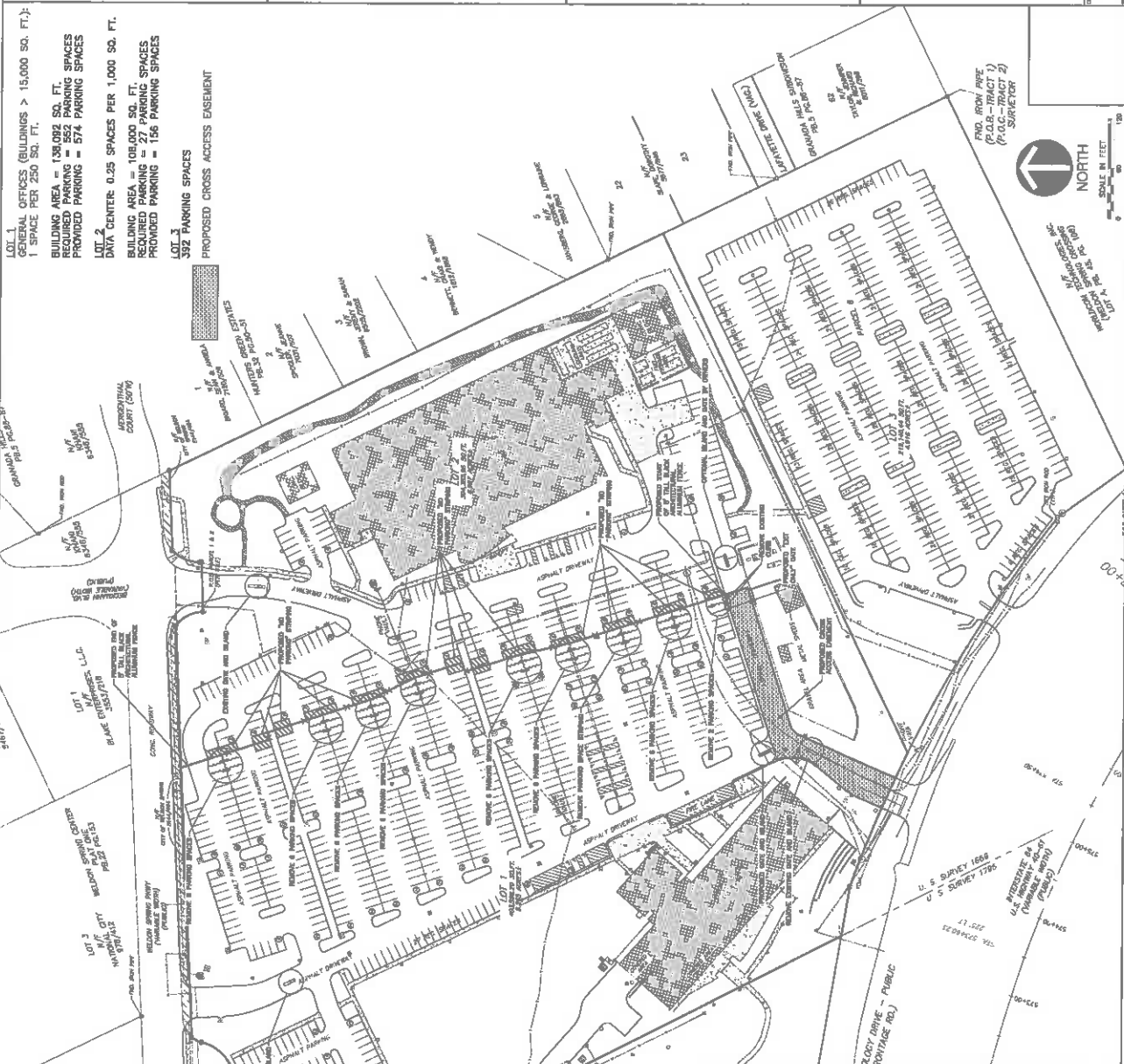
NO.	DATE	REVISION RECORD

Civil & Environmental Consultants, Inc.
 3000 Little Hill Expressway - Suite 102 - St. Charles, MO 63301
 314-624-6666 - 608-930-0878
 www.celinc.com

ENTERPRISE HOLDINGS
600 & 620 TECHNOLOGY DRIVE
WELDON SPRING, MO 63304

DATE	MAY 2022	DRAWN BY	
CHG SCALE	1"=40' (CHECKED BY)	CHECKED BY	
PROJECT NO.	2021-027 (2021-0201)	DATE	
APPROVED BY			

C201
 SHEET NO. 1 OF 2



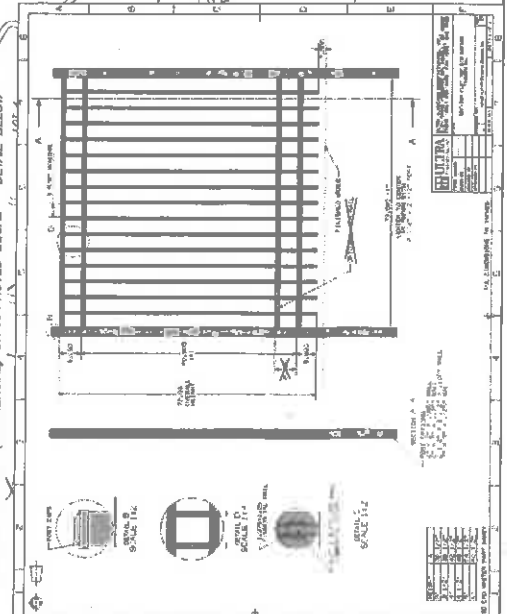
LOT 1
 GENERAL OFFICES (BUILDINGS > 15,000 SQ. FT.)
 1 SPACE PER 250 SQ. FT.

LOT 2
 DATA CENTER 0.25 SPACES PER 1,000 SQ. FT.
 BUILDING AREA = 130,092 SQ. FT.
 REQUIRED PARKING = 562 PARKING SPACES
 PROVIDED PARKING = 574 PARKING SPACES

LOT 3
 DATA CENTER 0.25 SPACES PER 1,000 SQ. FT.
 BUILDING AREA = 108,000 SQ. FT.
 REQUIRED PARKING = 27 PARKING SPACES
 PROVIDED PARKING = 156 PARKING SPACES

LOT 4
 332 PARKING SPACES

PROPOSED CROSS ACCESS EASEMENT



LOT 1
 BRACE ENTERPRISES, LLC
 WELDON SPRING DRIVE
 PARCEL 1501/1518

LOT 2
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 1515, 1516, 1517

LOT 3
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 1519, 1520, 1521

LOT 4
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 1522, 1523, 1524

LOT 5
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 1525, 1526, 1527

LOT 201
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 2011, 2012, 2013

LOT 202
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 2021, 2022, 2023

LOT 203
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 2031, 2032, 2033

LOT 204
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 2041, 2042, 2043

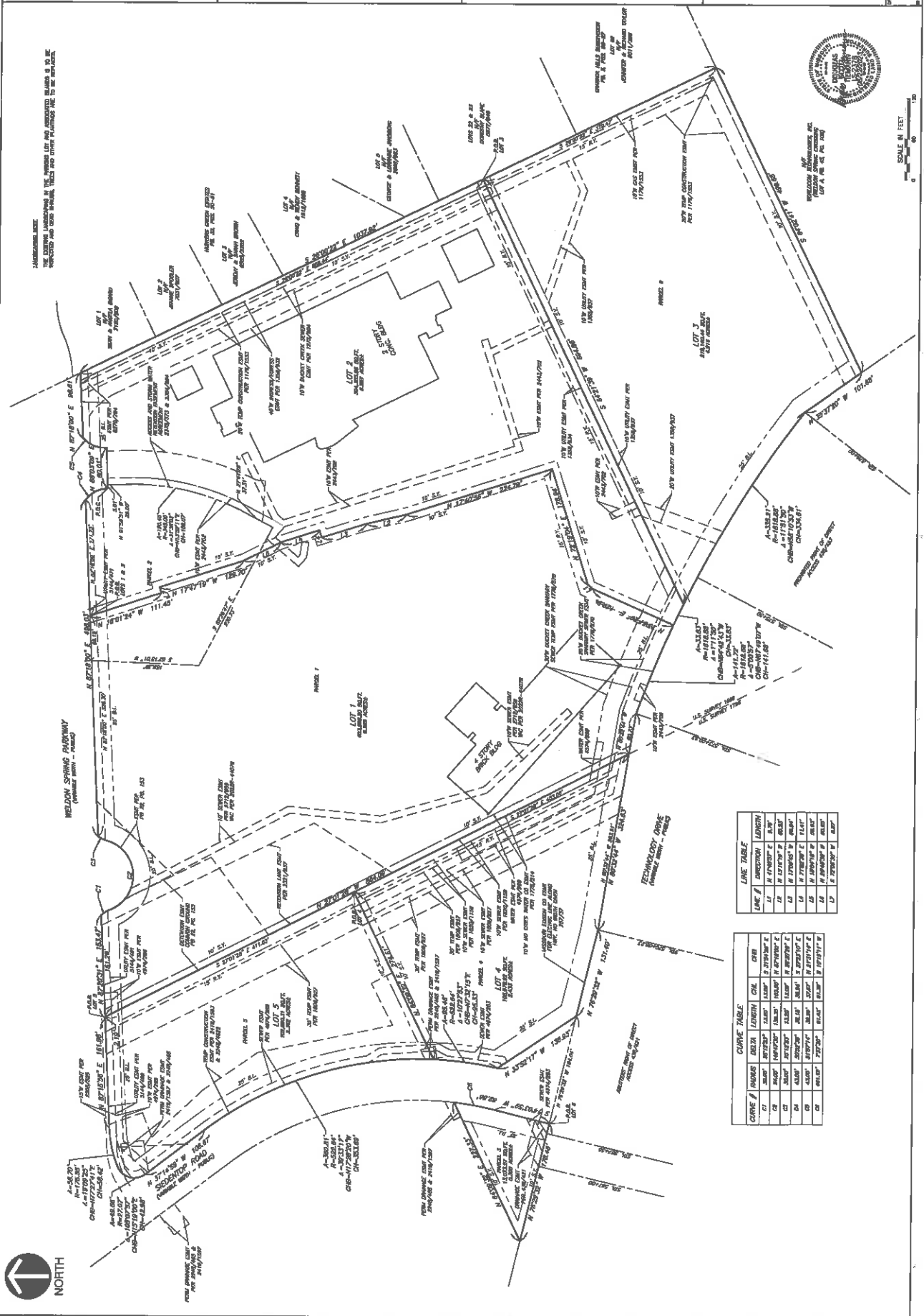
LOT 205
 WELDON SPRING CENTERS
 WELDON SPRING DRIVE
 PARCELS 2051, 2052, 2053

NO.	DATE	REVISION RECORD

CFC
 Civil & Environmental Consultants, Inc.
 3000 Linde Hills Expressway - Suite 102 - St. Charles, MO 63304
 636-456-4565 - 636-230-0870
 WWW.CFC-COM.COM

ENTERPRISE RENT-A-CAR
 600 & 620 TECHNOLOGY DRIVE
 WELDON SPRING, MO 63304

SV01
 FINAL DEVELOPMENT PLAN
 DATE: MAR 2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 231727/010
 DWG NO: 010



THE EXISTING LANDSCAPING IN THE AREAS LISTED AND INDICATED BEHIND TO BE MAINTAINED AND NOT TO BE REMOVED. THESE AND OTHER PLANNING ARE TO BE MAINTAINED AND NOT TO BE REMOVED.



SCALE IN FEET
 0 20 40 60 80 100

LINE TABLE

LINE #	INTERSECTION	LENGTH
11	A-1332.81	6.80'
12	A-1332.81	6.80'
13	A-1332.81	6.80'
14	A-1332.81	6.80'
15	A-1332.81	6.80'
16	A-1332.81	6.80'
17	A-1332.81	6.80'

CURVE TABLE

CURVE #	PI	PC	PT	BL	CH	CB
C1	1037.86'	1037.86'	1037.86'	1037.86'	1037.86'	1037.86'
C2	1174.74'	1174.74'	1174.74'	1174.74'	1174.74'	1174.74'
C3	1311.62'	1311.62'	1311.62'	1311.62'	1311.62'	1311.62'
C4	1448.50'	1448.50'	1448.50'	1448.50'	1448.50'	1448.50'
C5	1585.38'	1585.38'	1585.38'	1585.38'	1585.38'	1585.38'
C6	1722.26'	1722.26'	1722.26'	1722.26'	1722.26'	1722.26'

DATE: JAN 12, 2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 2022-0101
 FINAL PLAN

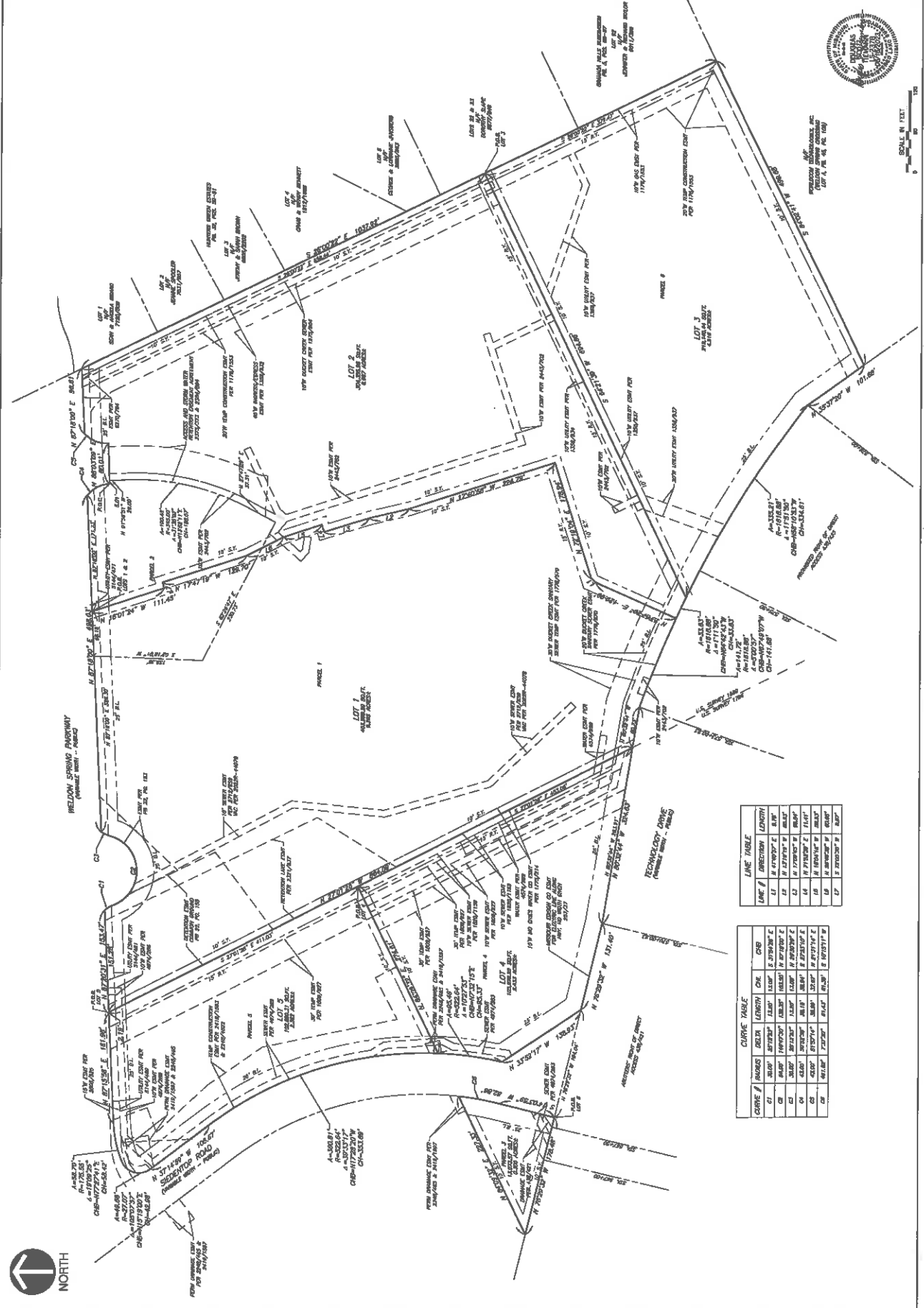
ENTERPRISE RENT-A-CAR
 600 & 620 TECHNOLOGY DRIVE
 WELDON SPRING, MO 63304

Civil & Environmental Consultants, Inc.
 3000 Linn Hwy Expressway - Suite 102 - St. Charles, MO 63011
 314-656-4565 - 656-280-2873



REVISION RECORD

NO.	DATE	DESCRIPTION



SCALE IN FEET
 0 10 20 30

LINE TABLE

LINE #	DIRECTION	LENGTH
11	N 47°00'00" E	81.00'
12	N 27°00'00" W	100.00'
13	N 77°00'00" E	100.00'
14	N 77°00'00" W	100.00'
15	N 10°00'00" E	60.00'
16	N 30°00'00" W	60.00'
17	S 27°00'00" E	81.00'

CURVE TABLE

CURVE #	ANGLES	DELTA	LENGTH	CH	OS
C1	30.00°	150.00°	150.00'	150.00'	2.370414 E
C2	30.00°	150.00°	150.00'	150.00'	2.370414 E
C3	30.00°	150.00°	150.00'	150.00'	2.370414 E
C4	30.00°	150.00°	150.00'	150.00'	2.370414 E
C5	30.00°	150.00°	150.00'	150.00'	2.370414 E
C6	30.00°	150.00°	150.00'	150.00'	2.370414 E

