

The meeting was called to order at 7:00 p.m. by Secretary Siebenman. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Secretary Siebenman and members Alderman Sir, Kiefer, Schmiedeskamp, Austermann, Smith and Scheer.

Also in attendance was City Administrator Craig Sabo. Chairman Knapp and member Svoboda were absent.

- A. A petition from John Devine for rezoning of an approximately 6.79 acre parcel from SLC-NU (St. Louis County Non-Urban) to LLRD (Large Lot Residential District) located at 5926 Hunters Ford Road and legally described as a tract of land being part of Lots 17 and 24 of the Louis Courtois, Sr. Tract in U.S. Survey 1897, Township 43 North, Range 3 East of the 5th P.M. in the City of Eureka, Missouri (Locator No. 31W440053) and an approximately 13.13 acre parcel from R-1 (Single Family Residential) to LLRD (Large Lot Residential District) located at 5934 Hunters Ford Road and legally described as a tract of land being part of Lots 18 and 23 of the Louis Courtois, Sr. Tract in U.S. Survey 1897, Township 43 North, Range 3 East of the 5th P.M. in the City of Eureka, Missouri (Locator No. 31W530093) (continued from 8-10-11 meeting).

Notice of the Public Hearing was published in The Countian on Tuesday, July 26, 2011 and in the West County Journal on Wednesday, July 27, 2011.

Mr. Devine stated that he wished to rezone two (2) parcels of property from their present zoning classification to Large Lot Residential District zoning to accommodate future development he had planned. He stated that when he had appeared before the Board of Aldermen previously regarding the future development, they had stated that the Large Lot Residential District zoning classification may be more appropriate. Mr. Devine also stated that neighboring properties in the area were similarly zoned.

Mr. Devine started to give an overview of his development plans at which time Secretary Siebenman informed him that this was not the meeting to present such information. Secretary Siebenman stated that Mr. Devine would have to appear before the Commission at a later date for his development plans.

Mr. Scheer stated that as the zoning request was contiguous with neighboring properties, he thought Mr. Devine had presented enough information that the Commission could vote on the zoning request.

Speaking in support of the petition was Mr. John Weber of 5924 Flint Ridge Road. Mr. Weber stated that he supported a large lot development.

Speaking in support of the petition was Mr. Harvey Wallingsford of 5932 Flint Ridge Road. Mr. Wallingsford stated that he would rather see a large lot development in the area than a subdivision with smaller lots and more homes.

Speaking in support of the petition was Ms. Kelly Hiesberger of 5934 Hunters Ford Road. She stated that she was in support of a large lot development on the property.

No one spoke in opposition to the petition.

The public hearing was closed at 7:16 p.m.  
The public hearing was opened at 7:16 p.m.

- B. A petition from Thomas Schreiber, representing Signature Landscapes & Design, for a Special Use Permit to provide for the outdoor storage of landscaping equipment and materials at 18515 U.S. Highway 66.

Notice of the Public Hearing was published in The Countian on Monday, August 8, 2011 and in The Current on Wednesday, August 10, 2011.

Mr. Schreiber stated that he was presently utilizing a portion of the property located at 18515 U.S.

Highway 66 for outdoor storage of materials and equipment in conjunction with his landscape business. He stated that the storage area was surrounded by an eight (8) foot high chain-link fence and the fenced area fronting Highway 66 was also screened with a mesh type material so none of the equipment or materials would be visible from the road. He stated that he had been using the property for quite some time and was unaware that he needed a Special Use Permit. Mr. Schreiber stated that he stored plants, trees, retaining wall blocks, stone, a Bobcat and landscape tools on the property. He stated that both neighboring properties presently had outdoor storage to accommodate their businesses.

Mr. Austermann inquired as to if he leased or owned the property.

Mr. Schreiber stated that he had been leasing the property for five (5) years.

Mr. Austermann inquired as to if he had utilized the property for the same purpose during that time.

Mr. Schreiber stated that he had.

Mr. Scheer inquired as to if there would be any mechanical work done at this location.

Mr. Schreiber stated that there would not.

No one spoke in support of or in opposition to the petition.

There being no further matters for discussion, the public hearing was adjourned at 7:20 p.m.

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary

The meeting was called to order at 7:20 p.m. by Secretary Siebenman.

Present at roll call were: Secretary Siebenman and members Alderman Sir, Kiefer, Schmiedeskamp, Austermann, Smith and Scheer.

Also in attendance was City Administrator Craig Sabo.

Chairman Knapp and member Svoboda were absent.

On motion by Mr. Scheer, seconded by Mr. Kiefer and passed with 6 "YES" votes and 1 "Abstention" (cast by member Siebenman), the Minutes of July 27, 2011 were approved.

**GUESTS:**

There were no guests present who wished to address the Commission.

**OLD BUSINESS:**

There was no old business to be discussed.

**NEW BUSINESS:**

A. Consideration of a petition from John Devine for rezoning of an approximately 6.79 acre parcel from SLC-NU (St. Louis County Non-Urban) to LLRD (Large Lot Residential District) located at 5926 Hunters Ford Road and an approximately 13.13 acre parcel from R-1 (Single Family Residential) to LLRD (Large Lot Residential District) located at 5934 Hunters Ford Road.

On motion by Mr. Schmiedeskamp, seconded by Mr. Scheer and unanimously passed by those members in attendance, approval was recommended for a petition from John Devine for rezoning of an approximately 6.79 acre parcel from SLC-NU (St. Louis County Non-Urban) to LLRD (Large Lot Residential District) located at 5926 Hunters Ford Road and an approximately 13.13 acre parcel from R-1 (Single Family Residential) to LLRD (Large Lot Residential District) located at 5934 Hunters Ford Road.

B. Consideration of a petition from Thomas Schreiber, representing Signature Landscapes & Design, for a Special Use Permit to provide for the outdoor storage of landscaping equipment and materials at 18515 U.S. Highway 66.

On motion by Mr. Schmiedeskamp, seconded by Mr. Scheer and unanimously passed by those members in attendance, approval was recommended for a petition from Thomas Schreiber, representing Signature Landscapes & Design, for a Special Use Permit to provide for the outdoor storage of landscaping equipment and materials at 18515 U.S. Highway 66.

**ADDITIONAL BUSINESS:**

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Scheer, seconded by Mr. Schmiedeskamp and unanimously passed, the meeting was adjourned at 7:24 p.m.

**UPCOMING MEETINGS:**

- September 14, 2011
- September 28, 2011

Respectfully submitted,

(Original with signature on file)

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Barb Griffin, Acting Secretary