



City of
Woodson Terrace
Missouri

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Minutes

PLANNING AND ZONING MEETING

Woodson Terrace City Hall

JUNE 18TH, 2024

CALL TO ORDER

A meeting of the Planning and Zoning Committee was held at the City of Woodson Terrace on Tuesday, June 18th, 2024 at City Hall, 4323 Woodson Road.

PLEDGE OF ALLEGIANCE

Chairman Marie Swaim presided and called the meeting to order at 7:00 P.M.

All rose and recited the Pledge of Allegiance.

ROLL CALL

Committee Present

Marie Swaim
Ken Carpenter
Joan Willey
Caroline Martin

Committee Absent

Gordon McNair
Chris Mueller

Also present were City Engineer Vijay Bhasin, City Administrator Doug Zaiz and Interim City Clerk Sarah Piel

APPROVAL OF MINUTES MAY 14th, 2024

Following a motion made by Alderman Caroline Martin Seconded by Alderman Joan Willey; the board unanimously approved the minutes from May's Planning & Zoning meeting. Motion carried

MINOR SUBDIVISION- MID AMERICA PIERING

City Engineer Vijay Bhasin provided read his report to the Planning and zoning commission to review for consideration of minor subdivision of parcel at 4550 Woodson Rd, Woodson Terrace MO 63134.

Document attached

**MINOR SUBDIVISION-
MID AMERICA
PIERING – CONTUED**

The owner of this property Richard Pelton attended the meeting. He is wanting to divide his .55 acres parcel that is zoned C-2 Commercial into 2 lots. Lot 1 will be 12,056 square feet in area and Lot 2 will be 12,042 square feet. Lot 1 and Lot 2 have 97.45 and 95.95 feet respectively for frontage along Woodson Rd. These conditions meet the current City’s Zoning Code of the City of Woodson Terrace.

With no questions Chairman Marie Swaim made a motion to recommend the minor subdivision at 4550 Woodson Rd to the Board of Alderman Meeting Seconded by Alderman Caroline Martin. The Board unanimously approved the subdivision. Motion Passed.

**RECONSIDERATION
FOR SITE PLAN FOR
ST. LOUIS AIRPORT
HILTON/HAMPTON INN**

City Engineer Vijay Bhasin provided a letter to the committee with subject Reconsideration for Site Plan for St. Louis Airport Hilton/Hampton Inn (6-Story) in C-2 Zone under “Gateway Overlay” District in City of Woodson Terrace.

Document Attached.

Mr. Bhasin read “This project is under construction, as was approved by the city of Woodson Terrace under Conditional Use Permit (City’s Ordinance # 2018 on 18th day of August 2022). The owner SLAH, LLC is now proposing certain modifications to the site and landscaping improvements.

Chairman Marie Swaim asked what kind of trees they will be planting. John Iffrig from the Lawrence Group answered “The new trees we are proposing to add along Aerospace are 2 inch bald and burlap overcut oak that’s a native adaptable tree for this area, and we are also adding sugar maples. Green mountain has a really nice urban street tree that we use a lot and it will have a nice fall color. Both trees are suitable for the site and should survive with no issues. We have already removed all the stumps along Aerospace drive as well. Along with that, also on the back end of the site we are removing ten feet along the existing fence line of the invasive honey suckles and brush that has grown up over the site from the back of the curb 10 feet we are going to remove all of that so we can replace the fence ‘as is’ or to match the same height as the fence that sits out there now. It is going to be black coated 6 foot aluminum chain length fence.

**RECONSIDERATION
FOR SITE PLAN FOR
ST. LOUIS AIRPORT
HILTON/HAMPTON INN
-CONTINUED**

Alderman Joan Willey brought up a question she asked at the last meeting about lights in the back, “I didn’t see any lights back there, behind the new hotel. And then there are some steps on the side going down and there is a couple of entrances but I didn’t see any lights anywhere” John Iffrig said, “ We definitely have parking lot lamps that should be up to the 1 foot candle minimum.” Alderman Willey said that’s back on the other side.” Jeff Iffrig said “On the back lot, on the front lot will be replaced with LED lights and they will be really nice and bright, but we didn’t replace the back lights yet.” Alderman Willey again said “I didn’t see any lights back there, on the grassy part” Jeff said “are you talking about in-between the 2 buildings?” (There was a little confusion between what each was talking about) Greg Trost from the Lawrence Group stepped in and said, “There are existing lights there where the gate arms are. What we could consider, if there is a single light we can do a dual light so that it’s covering the pathway.” Alderman Willey said “yeah because when you come out by the parking lot, the steps you go down will be dark. A representative from Hilton/Hampton Inn said “Honestly I don’t know when the last time I walked out there at night was, so I will have to look at that, but we it will be an ADA pathway so we will make sure it is good. We will look into that”. Greg Trost said, “We will make sure it satisfies the appropriate foot candles there.”

With No other questions, Chairman Marie Swaim made a motion to approve the updated plan for St. Louis Airport Hilton/Hampton Inn with the recommendation that will go the July Board of Alderman meeting. Alderman Joan Willey seconded.

With a unanimous vote. Motion passed.

**GERNERAL
DICUSSION**

Chairman Marie Swaim said she called city hall about the apartments behind her house (referring to Timberlake Apartments) – the trash can is overflowing and trash is going everywhere all over her lawn and the lid is broken. City Administrator Doug Zaiz said they have been written up several times. But we can call waste connection and see if there is anything they can do.

ADJURNMENT

With no further discussion meeting adjourned at 7:25pm.

Respectfully Submitted,

Sarah Piel, Interim City Clerk