



City of
Woodson Terrace
Missouri
MINUTES

4323 Woodson Road
Woodson Terrace, MO 63134
Office: 314-427-2600
Fax: 314-427-0571

Planning and Zoning Committee
Woodson Terrace City Hall
July 14, 2026

CALL TO ORDER

A meeting of the Planning and Zoning Committee was held at the City of Woodson Terrace on Tuesday, July 14, 2026, at City Hall, 4323 Woodson Road.

Chair 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

Ryan Marshall

Greg Mills

Chris Mueller

Marie Swaim

Lisa Walton

Also present were:

Mayor Caroline Martin

City Administrator Doug Zaiz

City Clerk Sarah Piel

City Engineer Vijay Bhasin

Dr. Gurpreet Padda, Owners of Hui Xin Spa, Representatives for Fairfield Inn & Bill Elliott from Kenrick design

Committee Absent

**APPROVAL OF
MINUTES**

Marie Swaim asked for a motion to approve the minutes from January 13, 2026.

Alderman Mills made the motion, seconded by Alderman Walton. With all in favor; motion Carried.

**OCCUPANCY -
4477 WOODSON
ROAD**

Marie Swaim gave update on 4477 Woodson Road, advised there was still information that the city is requesting involving the lights. Marie and City engineer Vijay Bhasin advised that the occupancy cannot be given until this information is received. Dr. Padda advised he can provide the requested information by next month's meeting. Some discussion followed. Alderman Mills made a motion to extend the temporary occupancy until the next meeting in August. Alderman Marshall seconded the motion. With an all in favor motion carried.



City of
Woodson Terrace
Missouri

4323 Woodson Road
Woodson Terrace, MO 63134
Office: 314-427-2600
Fax: 314-427-0571

HUI XIN SPA-

Mr. Bhasin gave his report on the spa located at 4434 Woodson Road, relating to a conditional use permit. The business is a foot and body massage spa providing non-medical massage and relaxation services and it will employ 3 licensed therapeutic masseuses. The hours of operation are 10am to 8pm daily. Some discussion followed. Alderman Mills made a motion to recommend to the board the approval of the CUP for Hui Xin Spa. Committee member Muller seconded. With an all in favor; motion carried.

**FAIRFIELD INN +
SUITES HOTEL**

Mr. Bhasin gave his report on the Fairfield Inn + Suites Hotel located at 100740 Natural Bridge Road. His report advised that additional information is being requested. Representatives of the Hotel responded and asked for clarification of what information exactly was needed to proceed. Mr. Bhasin and Marie Swaim advised that status updates of the listed agencies are needed, and they would also like a rendering of the lighting on the outside of the building, along with additional drawings that are noted on Mr. Bhasin's report. They did advise they are not requesting any additional relief, and they told the committee that they can provide this additional information by the next meeting in August. Some discussion followed. Alderman Mills made a motion to table this project until the August meeting. Committee member Chris Muller seconded; with all in favor motion carried.

**WOODSON RETAIL
CENTER**

Bill Elliott from Kenrick Design presented to the committee his project to renovate the interior and exterior of the building. It included tearing down the existing walls and rebuilding with a lighter material. Mr. Bhasin gave his report advising on tabling the project until additional information can be provided. The report is attached and available at City Hall. Mr. Elliott advised he could not provide all of the requested information due to St Louis County not letting him move forward until they have a zoning letter from the city, but he will get as much information as he can by the August meeting. He was advised to call City Hall, and the city will get additional information to see what kind of letter is needed. Some discussion followed. Committee member Marie Swaim made a motion to table the project until the August meeting seconded by Alderman Marshall. With all in favor; motion carried.

ADJOURNMENT

With nothing further Marie Swaim made a motion to Adjourn the meeting, Seconded by Alderman Mills. With all in favor; motion carried. The meeting ended at 8:53pm

Respectfully Submitted,
Sarah Piel, City Clerk