



City of
Woodson Terrace
Missouri

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

MINUTES

Planning and Zoning Committee
Woodson Terrace City Hall
January 13, 2026

CALL TO ORDER

A meeting of the Planning and Zoning Committee was held at the City of Woodson Terrace on Tuesday, January 13, 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

John Belford

Marie Swaim

Caroline Martin

Chris Mueller

Stephen Stewart

Joan Willey

Also present were:

Mayor Lawrence Besmer

City Administrator Doug Zaiz

City Clerk Sarah Piel

City Collector Lindsey Buxman Serna

City Engineer Vijay Bhasin

Committee Absent

Ken Carpenter

**APPROVAL OF
MINUTES**

Marie Swaim asked for a motion to approve the minutes from November 18th, 2025. Alderman Martin made the motion, seconded by Committee member Mueller. The Committee unanimously approved the minutes from November's Planning & Zoning meeting; Motion Carried.

**4477 WOODSON
ROAD**

City Engineer Vijay Bhasin gave his report to the board dated January 8th, 2026, for a follow up site plan review for the medical clinic building and the development plans for the exterior of the building at 4477 Woodson Road, pursuant to section 400.410 and other applicable regulations. (The report is on file at City Hall)



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**City Engineer's
Report**

Within the report from Mr. Bhasin exterior lighting is addressed and also included a report from Lisa Reed, PE of Reed Burkett Lighting Design who reviewed the "photometric plan" provided by the applicant. Both reports called out several concerns including that the plans provided by the applicant do not comply with City Ordinances section 400.380 Standards, and the plans provided were incomplete.

Other concerns were that some lights have already been installed prior to plan approval. Mr. Bhasin asked several questions about these mounted lights.

Mr. Bhasin also made comments in his report that say - per section 400.450 of city code no occupancy permit shall be issued unless the building or proposed use of a building or land complies with all relevant development, construction and building laws, and city Ordinances. He also comments that the project needs to comply with section 400.350 and that all new signs would need a new application and have to comply with city code. Also his report advised that staff is requesting tabling this topic until adequate information is provided.

**Applicant's
Response**

At this time Dr. Padda presented to the Committee, he gave everyone a letter and a binder that included correspondence with the city including the city engineer and the City Attorney, correspondence with STL County, it also included the city zoning ordinance pertaining to this building and some of the plans they have submitted thus far to the city, and reports from their architect Brice Zickuhr with dZign LLC.

The letter addressed to the Committee (that is on file at City Hall) gives updates to the project and responds to the report from Mr. Bhasin in November's meeting as well as to the report given today. And a timeline of this project up to today.

Dr. Padda is suggesting that there is already more than enough parking spaces, and that there is no reason to eliminate all parking lines within 50 feet of the easements.

Dr. Padda also asked for the city to issue a temporary certificate of occupancy, he advised he has asked several times and claims Mr. Bhasin prevented it from happening. He referenced section 400.450 of city ordinance where it states a temporary occupancy can be issued by the Director of Economic Development or Director of Public Works no exceeding 6 months.



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Dr. Padda went on to answer the questions that were asked about the new lights that were placed at the location. He advised the lights were just replacements due to lightning hitting the building. He has made no adjustments so far and will not until the plans are passed by the board.

He also talked about other issues that have been brought up.

There was disagreement between the city engineer and Dr. Padda about the light plans that were submitted by the applicant, the did not comply with city ordinance. Mr. Bhasin advised the applicants architect needs to respond to the questions asked and then we can move forward. Dr. Padda advised he just gave the response today. Mr. Bhasin says this response does not answer the questions. They did not come to an agreement on this matter after this discussion.

Their discussion was continued with the committee about the lighting that was replaced on the buildings and not aligned properly, suggesting that the glare is a problem and should be fixed. Dr. Padda advised he didn't want to do anything without talking to the committee first. He stated the county did not approve the lights that were replaced because they were not replacing the fixtures, only the lights.

Dr. Padda again asked for temporary occupancy and to get his business license so he could start his medical practice. The hours would be during daylight hours only until the exterior is completed and only then the urgent care would go in and the hours would change. There was more discussion about the building and the things we were still waiting on review including exterior lighting and landscaping.

The committee discussed the options of a temporary occupancy permit. The mayor asked to review the information given today.

Marie Swaim made a motion to table this project discussion to review. Committee member Mueller seconded. With all in favor. Motion carried.

With nothing further, meeting adjourned at 8:10pm

A handwritten signature in blue ink, appearing to read "S. Piel", is written over the typed name.

Respectfully Submitted,
Sarah Piel, City Clerk

ADJURNMENT