



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  
May 13th, 2025

**CALL TO ORDER**

A meeting of the Planning and Zoning Committee was held at the City of Woodson Terrace on Tuesday, May 13th, 2025, 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  
Stephen Stewart  
Joan Willey

Committee Absent

Ken Carpenter  
Chris Muller

Also present were:

City Administrator Doug Zaiz  
City Clerk Sarah Piel  
City Collector Lindsey Buxman Serna  
Randy Phillips -Facilities Manager -Enterprise  
Dan Koziatek – Enterprise

**APPROVAL OF  
MINUTES**

Marie Swaim asked for a motion to approve the minutes from April 15, 2025. Alderman Martin made the motion, seconded by Alderman John Belford. The Board unanimously approved the minutes from April's Planning & Zoning meeting; Motion Carried.

**Enterprise**

Randy Phillips the Facilities Manager and Dan Koziatek for Enterprise gave the board a brief history of Alamo and National within Woodson Terrace and explained that they had just acquired the property at 4550 Woodson Rd. They are proposing to expand their existing services by adding additional parking to their current lot. They plan to demolish the existing 5,565 square foot building and accompanying ramps, stairs, retaining walls services lines etc. and replacing that space with a new asphalt parking lot. Extending their current one. Adding an additional approximately 40 parking spaces. Also adding to the existing fences.



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**Enterprise**

Alderman Joan Willey asked if the entrance and exit would change. Randy explained that they will stay the same as originally planned. Alderman Belford made a comment that the Entrance on Woodson Rd was a problem with no good signage causing backup. Randy advised that they had in the past 30 days added new signs to the entrances to make it easier to see from the street.

At this time Mr. Vijay Bhasin the City's city engineer gave his report. A copy is available at City Hall. He is requesting a few additional things from them including approvals.

Alderman Caroline Martin made a motion to recommend this project to the Board of Alderman. Alderman Joan Willey seconded. With a unanimous approval. Motion carried.

**GENERAL  
DISCUSSION**

Marie Swaim asked what was going on with the old Economy Hotel. Mr. Bhasin replied there is talk of it being demolished and a foreign car rental business going their but no definitive plans have been submitted.

**ADJURNMENT**

With nothing further, meeting adjourned at 7:34pm

Respectfully Submitted,

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Sarah Piel, City Clerk