



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, AUGUST 04, 2025 at 7:00 PM

AGENDA

1. **Call to Order**
2. **Approval of Minutes**
 - a. June 2025 Minutes
3. **Agenda Items**
 - a. Election of a Chairman and Secretary
 - b. Z-25-03 Amendment to Appendix A, Article XVI, Section 9 of the City Code of Ordinances to change the fence requirements in dwelling districts.
 - c. Z-25-04 Amendment to Appendix A, Article XVI, adding Section 32 pertaining to screening of roof mounted equipment and flat roofing on new commercial developments.
4. **Adjourn**

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



Meeting Minutes

June 2, 2025 7:00pm

1 Government Ctr, Ballwin MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Chairman Grant Alexander at 7:00 p.m.

ROLL CALL

Present

Alderman David Siegel
Commissioner Michael Swain
Chairman Grant Alexander
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Bill Hinds
Commissioner Victoria Winfrey
Commissioner Scott Brinker
City Attorney Robert Jones
City Planner Lynn Sprick

Absent

Mayor Mark Stallmann
Commissioner Zach Carter

MINUTES

The minutes from the May 5, 2025 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Commissioner Harvey and seconded by Commissioner Winfrey. The motion was approved unanimously.

AGENDA ITEMS

SUE-25-05 Special Use Exception, submitted by Rajakumari Kandula, for a restaurant with front yard parking at 15307 Manchester Road.

Lynn Sprick summarized the Petition.

Alderman Siegel asked if the number of tables should be limited.

Commissioner Carr noted that the previous restaurant at this location had minimal outdoor seating.

Commissioner Hinds asked if outdoor seating had been approved for the previous restaurant.

Lynn Sprick clarified that outdoor seating would require new approval, as this is a separate Special Use Exception.

Commissioner Hinds said outdoor seating should not be decided at this time since the Petitioner is not present.

Attorney Jones advised that this matter could be addressed at the Board of Aldermen meeting.

Commissioner Harvey expressed a preference to prohibit outdoor seating along the lower sidewalk.



Chairman Alexander clarified that no outdoor seating is being added at this time and it will be considered at the Board of Aldermen Meeting.

Chairman Alexander opened the public hearing. With no members of the public present to speak, the hearing was closed.

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen. Commissioner Winfrey seconded the motion, and it was unanimously approved.

SUE-25-06 Special Use Exception, submitted by Sarem Alden Othman for a restaurant with front yard parking at 15299 Manchester Road.

Lynn Sprick summarized the Petition. Outdoor seating is being added to this Petition.

The Petitioner addressed the Commission, stating that no final decisions have been made regarding outdoor seating, but it is being considered. The proposed restaurant would have late-night hours.

Commissioner Carr asked about the hours.

The Petitioner stated the hours would be Monday through Thursday 7:00am to 10:00pm and Friday through Sunday 7:00am to midnight.

Commissioner Hinds asked if alcohol would be served.

The Petitioner responded that no alcohol would be offered, explaining that the establishment is intended to provide a safe space for teens and young adults to socialize.

Chairman Alexander asked about the occupancy.

The Petitioner answered 95 - 98.

Commissioner Winfrey asked the number of employees.

The Petitioner answered 15 - 20.

Commissioner Carr asked the projected opening date.

The Petitioner answered September - October.

Chairman Alexander opened the public hearing. With no members of the public present to speak, the hearing was closed.

Alderman Siegel noted that the proposed hours extend later than those of other tenants in the plaza.

Commissioner Brinker pointed out that Walgreens, located in the same plaza, remains open until 11:00 p.m.

City Administrator Sterman said he would discuss safety concerns related to the hours of operation with Chief Bergfeld.

Alderman Siegel raised the question of limiting outdoor seating.

Commissioner Hinds commented that outdoor seating is feasible given the location is a corner unit.

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen with the condition that outdoor seating be limited to the upper level only. Commissioner Hinds seconded the motion, and it was unanimously approved.

Z-02-25 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2 Single Family Dwelling District for the following subdivisions: Oak Tree Farm and Oak Tree Farm Addition, Parc Forrest and the property at 705 Henry Avenue.

Lynn Sprick summarized the Petition. She corrected the agenda which should state the change is to Ballwin's R-2A District, not R-2.

Aldermen Siegel asked about the differences between St. Louis County's R-2 District and Ballwin's R-2A District.

Lynn Sprick discussed the differences.

Commissioner Brinker asked whether the number of non-conformities that would result from the reclassification is currently known.

Lynn Sprick responded that the exact number is not readily available, but any resulting non-conforming structures would be permitted to remain until demolition.

Chairman Alexander opened the public hearing.

Byron Winton (Ballwin resident) asked how permits will be handled in the future.

Lynn Sprick answered.

Charles McKluskey (Ballwin resident) asked why this is being done after thirty (30) years.

Lynn Sprick explained that it should have been done at the time of annexation.

Mr McKluskey asked about the non-conforming status of existing structures.

With no other members of the public present to speak, the hearing was closed.

Commissioner Harvey stated that his company maintains a large portion of the common ground in the affected subdivisions and mentioned that subdivision trustees have inquired about the possibility of reforestation of these areas.

Attorney Jones provided information regarding the applicable code sections related to reforestation and land use.

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen.

Commissioner Swain seconded the motion, and it was unanimously approved.

Lynn Sprick stated that the Petitioners for the first application were now present if there were any questions from the Commission.

There were none.

Alderman Siegel stated that this is Chairman Alexander's last meeting. His service to the City has been greatly appreciated.

Alderman Siegel asked if there would be an election for chairman and vice chairman at the next meeting.

With no other business to discuss, Chairman Alexander motioned to adjourn the meeting. Alderman Carr seconded the motion and the meeting adjourned at 7:45pm.



ZONING ORDINANCE CHANGE PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,250.00
	}		without site plan review	\$ 500.00
COUNTY OF ST. LOUIS	}	PAID:	N/A	
STATE OF MISSOURI	}	NUMBER:	Z-25-03	

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

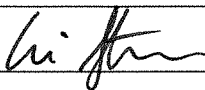
Type of Zoning Ordinance Change: Text amendment to Appendix A, Article XVI, Section 9.

Now comes (*print name of Petitioner*) _____
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
- A. State Legal Interest: Municipality
- B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a change in the Zoning Ordinance is requested, is enclosed.
- III. That a plat or drawing of the property/premises for which a change in the Zoning Ordinance is requested is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property/premises is: N/A
- V. That the area (acres or square feet) of said proposed zoning change is: N/A
- VI. That the existing zoning classification of said property is: N/A
- VII. That the existing use of said property/premises is: N/A
- VIII. That the proposed zoning classification is: N/A
- IX. That the proposed use of the property/premises is: N/A

X. That the deed restrictions, if any, on the petitioned property/premises are not violated by the provisions of the requested change to the Zoning Ordinance.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Zoning Ordinance change.

PETITIONER: City of Ballwin
AUTHORIZED SIGNATURE: 
AUTHORIZED SIGNATURE (PRINTED): _____
ADDRESS: 1 Government Center
CITY/STATE/ZIP: Ballwin MO 63011
TELEPHONE NO. 636-227-9000

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

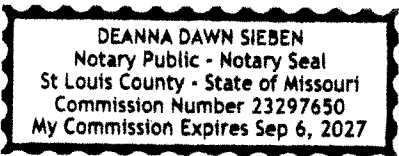
AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this 31st day of July, 2025.



My Commission Expires

Sept. 6, 2027



Petition Number: Z-25-03

Public Hearing Date: August 4, 2025

Petitioner: City of Ballwin
1 Government Center
Ballwin, Missouri 63011

Project Name: Text Amendment to Appendix A, Article XVI, Section 9

Requested Action: Text Amendment pertaining to permitted fence location.

Location: This change would apply to all properties in the City.

Staff analysis:

Currently, the City Code does not permit fences to be located in the front yard of corner or double frontage lots unless approved by the Board of Aldermen. The Board has approved several such requests in the past and has directed City Staff to draft a text amendment that would allow fences on these lots, subject to defined parameters.

To accomplish this, amendments must be made to two (2) sections of the City's Code. Both sections will be discussed in this report for clarity. However, the Planning & Zoning Commission may only make a recommendation on the amendment proposed to Appendix A, Zoning Ordinance.

Chapter 7, Article VIII, Section 7-224b currently states:

Front yard location prohibited. No fence, wall or structure may be erected, constructed or maintained within the front yard area between the street right-of-way line and the building line, including corner and double-frontage lots, except with the permission of the board of aldermen for the following:

- (1) As required by article XVI, section 9, of the zoning ordinance for corner and double-frontage lots in a dwelling district; or
- (2) On lots located in a commercial C-1, C-2, C-3, P.A., MXD or S-1 zoned district.

The proposed language, which will only be considered by the Board of Aldermen, reads as follows:

Front yard location prohibited. No fence, wall or structure may be erected, constructed or maintained within the front yard area between the City's right-of-way line and the building line, including corner and double-frontage lots, except for the following:

- (1) As permitted by Article XVI, Section 9 of the Zoning Ordinance for corner and double-frontage lots in a dwelling district; or
- (2) On lots located in a commercial C-1, C-2, C-3, PA, MXD or S-1 zoned district.

Appendix A, Article XVI, Section 9 currently states:

- A. No fence or structure shall be erected, constructed or maintained between the right-of-way line and the building line in one or two front yards of a corner lot or a lot which has a double frontage in a dwelling district, except by permit granted by the city. No fence or structure shall be erected, constructed or maintained within a front yard in a dwelling district except in the situation just described.
- B. Permission of the city for constructing a fence or structure in the area between the right-of-way and the building line in one of two front yards of a corner lot or a lot which has a double frontage shall be obtained by submitting a site plan for approval. The site plan shall show the location of the fence; the height of the fence; the proposed landscaping on the right-of-way side of the fence; an illustration of the type of fence to be erected; and the approximate grade (elevations) of both sides in the area of the fence. The site plan or other application shall contain an agreement by the property owner that the fence shall be maintained; permit annual inspection by the city; and the property owner shall agree to make any repairs found necessary after such inspection, on penalty of revocation of such permit. No fee shall be required. The permit shall be transferable by written notice submitted to the city administrator.

The proposed language, which will be reviewed by the Planning & Zoning Commission and forwarded with their recommendation to the Board of Aldermen, reads as follows:

- A. No fence or structure shall be erected, constructed or maintained between the City's right-of-way line and the building line along the street in front of a dwelling. Additionally, no fence or structure is permitted within three feet (3') of the City's right of way line along the side street of a corner lot or on a lot which has a double frontage in a dwelling district.
- B. If an applicant seeks to construct a fence or structure more than three feet (3') from the City's right of way line on a side street of a corner lot or on a lot which has a double frontage in a dwelling district, applicant shall first obtain a fence permit from the City. Pursuant to this, applicant shall submit a site plan for approval, which shall show the following:
 1. The location of the fence;
 2. The height of the fence;
 3. The proposed landscaping on the right-of-way side of the fence;
 4. An illustration of the type of fence to be erected; and
 5. The approximate grade (elevations) of both sides in the area of the fence.

The site plan or other application shall contain an agreement by the property owner that the fence shall be maintained; permit annual inspection by the city; and the property owner shall agree to make any repairs found necessary after such inspection, on penalty of revocation of such permit.

C. Front yard fences approved by the city under the provisions of this section shall be erected in a manner which is uniform and harmonious with similar existing fences in the neighborhood as follows:

1. All fences shall generally be erected on private property. Fences may only be placed in public right-of-way subject to special conditions approved by the board of aldermen.
2. All fences shall have a gate providing access to the right-of-way for maintenance purposes.
3. All fences shall be erected with the finished side facing the roadway unless adjoining previously existing fences that are built with the unfinished side out. Only in this situation, with the approval of the city, may the fence be erected with the unfinished side facing the roadway.
4. Fences shall blend with existing nearby front yard fences in orientation, color, style, height, materials of construction and location.

When drafting the proposed language, Staff consulted with the Public Works Department to evaluate the space needed for the construction and maintenance of improvements within the City right-of-way, such as streets and sidewalks. It was determined that a setback of three feet (3') would provide sufficient space for this work to occur without causing damage to the fence.

Staff recommendation:

This Petition is for a Text Amendment to the City Code, to permit fences to be constructed in the side yard of corner lots and the rear yard of double-frontage lots, with a setback of three feet (3') required from City right-of-way. Staff has no concerns about the approval of this Petition.

Bill No. _____

Ordinance No. _____

INTRODUCED BY

ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE AMENDING CHAPTER 7, ARTICLE VIII, SECTION 7-224 AND APPENDIX A, ARTICLE XVI, SECTION 9, PERTAINING TO FENCE REGULATIONS.

WHEREAS, the City of Ballwin wishes to increase governmental efficiency and reduce the burden on residents who are attempting to make improvements to their properties while still ensuring that all improvements are made according to the codes of the City and with the safety and general welfare of the community in mind; and

WHEREAS, it is consistent with these goals to change the review and approval process for fences on corner or double frontage lots to be one which is conducted by staff rather than requiring review and approval by the Board of Aldermen in each instance; and

WHEREAS, a public hearing was held before the Planning & Zoning Commission on August 4, 2025 with respect to the amendments to the Zoning Ordinance pertaining to fence regulations. Following the hearing, the Planning & Zoning Commission recommended _____ in regard to the amendments to the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission also reviewed and considered related but non-zoning amendments to Section 7-224 relating to fence regulations and recommended _____ of those amendments as well.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Chapter 7, Article VIII, Section 7-224 of the Municipal Code of the City of Ballwin, Missouri is hereby amended to read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE VIII. – FENCES

SECTION 7-224. – RESTRICTIONS.

- a) Location for intersections. No fence, wall, structure or planting higher than 2.5 feet above the grade of the street may be erected, planted or maintained within 15 feet of the right-of-way lines of any intersecting alleys, streets, roads or highways.
- b) Front yard location prohibited. No fence, wall or structure may be erected, constructed or maintained within the front yard area between the City's ~~street~~ right-of-way line and the building line,

including corner and double-frontage lots, except ~~with the permission of the board of aldermen~~ for the following:

- 1) As ~~permitted~~ ~~required~~ by article XVI, section 9, of the zoning ordinance for corner and double-frontage lots in a dwelling district; or
 - 2) On lots located in a commercial C-1, C-2, C-3, P.A., MXD or S-1 zoned district.
- c) Construction materials prohibited. No fence, wall or structure may be constructed in whole or in part as follows:
- 1) Cloth, canvass or other flexible material.
 - 2) Barbed wire or other single wire strung between posts or supports except public utilities for gas, electric, cable, telephone, telegraph, sewer and water; or any government may use barbed wire and single wire at the top of fences, provided that the wire is at least six feet above grade.
 - 3) No wall, structure, fence, chain, chainlink or wire on a fence shall have electrical current passing through it except if the wire is properly insulated and installed in accordance with the electrical code.
- d) Maintenance of fences. All fences, screens, structures and walls are to be maintained and kept in good condition and repair, including paint and stain. Any fence, screen, structure or wall not kept in good condition and repair can be declared by the city to be a dangerous building or structure and can be repaired or removed as a dangerous building or structure pursuant to section 7-127.

Section 2: Appendix A, Article XVI, Section 9 of the Municipal Code of the City of Ballwin, Missouri is hereby amended to read as follows:

APPENDIX A – ZONING ORDINANCE

ARTICLE XVI. – ADDITIONAL HEIGHT AND AREA REGULATIONS

SECTION 9. – FENCES AND STRUCTURES IN DWELLING DISTRICTS.

- A. No fence or structure shall be erected, constructed or maintained between the City's right-of-way line and the building line ~~along the street in front of a dwelling. Additionally, no fence or structure is permitted within three feet (3') of the City's right of way line along the side street of a corner lot in one or two front yards of a corner lot or on a lot which has a double frontage in a dwelling district, except by permit granted by the city. No fence or structure shall be erected, constructed or maintained within a front yard in a dwelling district except in the situation just described.~~

Bill No. _____

Ordinance No. _____

- B. ~~If an applicant seeks to~~ Permission of the city for constructing a fence or structure ~~more than three feet (3')~~ from the City's right of way line on a side street of a corner lot or on a lot which has a double frontage in a dwelling district, in the area between the right of way and the building line in one of two front yards of a corner lot or a lot which has a double frontage ~~applicant shall first obtain a fence permit shall be obtained from the City. Pursuant to this, applicant shall by submitting a site plan for approval, which . The site plan shall show the following:~~

1. The location of the fence;
2. The height of the fence;
3. The proposed landscaping on the right-of-way side of the fence;
4. An illustration of the type of fence to be erected; and
5. The approximate grade (elevations) of both sides in the area of the fence.

The site plan or other application shall contain an agreement by the property owner that the fence shall be maintained; permit annual inspection by the city; and the property owner shall agree to make any repairs found necessary after such inspection, on penalty of revocation of such permit. ~~No fee shall be required. The permit shall be transferable by written notice submitted to the city administrator.~~

- C. Front yard fences approved by the city under the provisions of this section shall be erected in a manner which is uniform and harmonious with similar existing fences in the neighborhood as follows:
1. All fences shall generally be erected on private property. Fences may only be placed in public right-of-way subject to special conditions approved by the board of aldermen.
 2. All fences shall have a gate providing access to the right-of-way for maintenance purposes.
 3. All fences shall be erected with the finished side facing the roadway unless adjoining previously existing fences that are built with the unfinished side out. Only in this situation, with the approval of the city, may the fence be erected with the unfinished side facing the roadway.
 4. Fences shall blend with existing nearby front yard fences in orientation, color, style, height, materials of construction and location.

Section 3: This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.



Bill No. _____
Ordinance No. _____

PASSED this ____ day of _____, 2025.

MARK STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

INTRODUCED BY
ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE AMENDING CHAPTER 7, ARTICLE VIII, SECTION 7-224 AND APPENDIX A, ARTICLE XVI, SECTION 9, PERTAINING TO FENCE REGULATIONS.

WHEREAS, the City of Ballwin wishes to increase governmental efficiency and reduce the burden on residents who are attempting to make improvements to their properties while still ensuring that all improvements are made according to the codes of the City and with the safety and general welfare of the community in mind; and

WHEREAS, it is consistent with these goals to change the review and approval process for fences on corner or double frontage lots to be one which is conducted by staff rather than requiring review and approval by the Board of Aldermen in each instance; and

WHEREAS, a public hearing was held before the Planning & Zoning Commission on August 4, 2025 with respect to the amendments to the Zoning Ordinance pertaining to fence regulations. Following the hearing, the Planning & Zoning Commission recommended _____ in regard to the amendments to the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission also reviewed and considered related but non-zoning amendments to Section 7-224 relating to fence regulations and recommended _____ of those amendments as well.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Chapter 7, Article VIII, Section 7-224 of the Municipal Code of the City of Ballwin, Missouri is hereby amended to read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE VIII. – FENCES

SECTION 7-224. – RESTRICTIONS.

- a) Location for intersections. No fence, wall, structure or planting higher than 2.5 feet above the grade of the street may be erected, planted or maintained within 15 feet of the right-of-way lines of any intersecting alleys, streets, roads or highways.
- b) Front yard location prohibited. No fence, wall or structure may be erected, constructed or maintained within the front yard area between the City's right-of-way line and the building line,

including corner and double-frontage lots, except for the following:

- 1) As permitted by article XVI, section 9, of the zoning ordinance for corner and double-frontage lots in a dwelling district; or
 - 2) On lots located in a commercial C-1, C-2, C-3, P.A., MXD or S-1 zoned district.
- c) Construction materials prohibited. No fence, wall or structure may be constructed in whole or in part as follows:
- 1) Cloth, canvass or other flexible material.
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 - 3) No wall, structure, fence, chain, chainlink or wire on a fence shall have electrical current passing through it except if the wire is properly insulated and installed in accordance with the electrical code.
- d) Maintenance of fences. All fences, screens, structures and walls are to be maintained and kept in good condition and repair, including paint and stain. Any fence, screen, structure or wall not kept in good condition and repair can be declared by the city to be a dangerous building or structure and can be repaired or removed as a dangerous building or structure pursuant to section 7-127.

Section 2: Appendix A, Article XVI, Section 9 of the Municipal Code of the City of Ballwin, Missouri is hereby amended to read as follows:

APPENDIX A – ZONING ORDINANCE

ARTICLE XVI. – ADDITIONAL HEIGHT AND AREA REGULATIONS

SECTION 9. – FENCES AND STRUCTURES IN DWELLING DISTRICTS.

- A. No fence or structure shall be erected, constructed or maintained between the City's right-of-way line and the building line along the street in front of a dwelling. Additionally, no fence or structure is permitted within three feet (3') of the City's right of way line along the side street of a corner lot or on a lot which has a double frontage in a dwelling district.
- B. If an applicant seeks to construct a fence or structure more than three feet (3') from the City's right of way line on a side street of a corner lot or on a lot which has a double frontage in a dwelling district,

Bill No. _____

Ordinance No. _____

applicant shall first obtain a fence permit from the City. Pursuant to this, applicant shall submit a site plan for approval, which shall show the following:

1. The location of the fence;
2. The height of the fence;
3. The proposed landscaping on the right-of-way side of the fence;
4. An illustration of the type of fence to be erected; and
5. The approximate grade (elevations) of both sides in the area of the fence.

The site plan or other application shall contain an agreement by the property owner that the fence shall be maintained; permit annual inspection by the city; and the property owner shall agree to make any repairs found necessary after such inspection, on penalty of revocation of such permit.

C. Front yard fences approved by the city under the provisions of this section shall be erected in a manner which is uniform and harmonious with similar existing fences in the neighborhood as follows:

1. All fences shall generally be erected on private property. Fences may only be placed in public right-of-way subject to special conditions approved by the board of aldermen.
2. All fences shall have a gate providing access to the right-of-way for maintenance purposes.
3. All fences shall be erected with the finished side facing the roadway unless adjoining previously existing fences that are built with the unfinished side out. Only in this situation, with the approval of the city, may the fence be erected with the unfinished side facing the roadway.
4. Fences shall blend with existing nearby front yard fences in orientation, color, style, height, materials of construction and location.

Section 3: This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this _____ day of _____, 2025.

MARK STALLMANN, MAYOR



Bill No. _____

Ordinance No. _____

APPROVED this ____ day of _____, 2025.

MARK STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



PUBLIC HEARING

Notice is hereby given that on Monday, August 4, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petitions:

Z-25-03 Amendment to Appendix A, Article XVI, Section 9A of the City Code of Ordinances to change the fence requirements in dwelling districts.

Z-25-04 Amendment to Appendix A, Article XVI, adding Section 32 pertaining to screening of roof mounted equipment and flat roofing on new commercial developments.

Additional information on the Petitions is available at the City Government Center or by calling 636-227-2243



ZONING ORDINANCE CHANGE PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,250.00
	}		without site plan review	\$ 500.00
COUNTY OF ST. LOUIS	}	PAID:	N/A	
STATE OF MISSOURI	}	NUMBER:	Z-25-04	

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

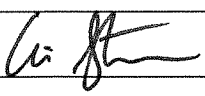
Type of Zoning Ordinance Change: Text amendment to Appendix A, Article XVI, adding Section 32

Now comes (*print name of Petitioner*) _____
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
- A. State Legal Interest: Municipality
- B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a change in the Zoning Ordinance is requested, is enclosed.
- III. That a plat or drawing of the property/premises for which a change in the Zoning Ordinance is requested is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property/premises is: N/A
- V. That the area (acres or square feet) of said proposed zoning change is: N/A
- VI. That the existing zoning classification of said property is: N/A
- VII. That the existing use of said property/premises is: N/A
- VIII. That the proposed zoning classification is: N/A
- IX. That the proposed use of the property/premises is: N/A

X. That the deed restrictions, if any, on the petitioned property/premises are not violated by the provisions of the requested change to the Zoning Ordinance.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Zoning Ordinance change.

PETITIONER: City of Ballwin
AUTHORIZED SIGNATURE: 
AUTHORIZED SIGNATURE (PRINTED): _____
ADDRESS: 1 Government Center
CITY/STATE/ZIP: Ballwin MO 63011
TELEPHONE NO. 636-227-9000

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

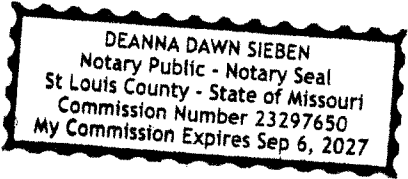
AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this 21st day of July, 2025.



My Commission Expires

Sept. 6, 2027



Petition Number: Z-25-04

Public Hearing Date: August 4, 2025

Petitioner: City of Ballwin
1 Government Center
Ballwin, Missouri 63011

Project Name: Text Amendment to Appendix A, Article XVI, adding Section 32

Requested Action: Text Amendment to add a new section to the Zoning Ordinance, pertaining to screening requirements for roof mounted equipment and flat roofing on new commercial developments.

Location: This change would apply to all properties in the City.

Staff analysis:

Currently, the City Code has screening requirements to conceal flat rooftops, rooftop equipment and features in two (2) of the City's planned overlay districts. The proposed language would require screening for flat rooftops and rooftop equipment for all new commercial developments.

To accomplish this, a new section is proposed to be added to Appendix A, Article XVI. The new section would read as follows:

Section 32. - Roof Mounted Equipment and Flat Roof Screening Requirements.

- a) Screening of Roof-Mounted Equipment. All new commercial developments which feature rooftop equipment or fixtures, as well as any existing commercial developments where rooftop equipment or fixtures are being relocated, shall include design elements such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal all rooftop equipment and fixtures. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.
- b) Screening of Flat Roofing. All new commercial developments which feature flat roofing on any structure shall include design elements on said structure such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal the flat roofing from view. Said design elements shall be applied consistently and in a manner

that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.

Staff recommendation:

This Petition is for a Text Amendment to the City Code, to require screening for roof mounted equipment and flat roofs on new commercial developments. Staff has no concerns about the approval of this Petition.

INTRODUCED BY

ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE AMENDING APPENDIX A, ARTICLE XVI TO ADD A NEW SECTION 32 PERTAINING TO THE SCREENING ROOF-MOUNTED EQUIPMENT AND FLAT ROOFING ON COMMERCIAL DEVELOPMENTS.

WHEREAS, the City of Ballwin wishes to put in place certain standards which would require screening of roof-mounted equipment and flat roofing located on commercial structures to protect the aesthetic value, visual congruity, and general welfare of the community; and

WHEREAS, a public hearing was held before the Planning & Zoning Commission on August 4, 2025 with respect to the amendments to the Zoning Ordinance. Following the hearing, the Planning & Zoning Commission recommended _____ in regard to the amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Appendix A, Article XVI of the Municipal Code of the City of Ballwin, Missouri is hereby amended to add a new Section 32, which shall read as follows:

APPENDIX A – ZONING ORDINANCE

ARTICLE XVI. – ADDITIONAL HEIGHT AND AREA REGULATIONS

SECTION 32. – ROOF-MOUNTED EQUIPMENT AND FLAT ROOF SCREENING REQUIREMENTS.

- a) Screening of Roof-Mounted Equipment. All new commercial developments which feature rooftop equipment or fixtures, as well as any existing commercial developments where rooftop equipment or fixtures are being relocated, shall include design elements such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal all rooftop equipment and fixtures. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.
- b) Screening of Flat Roofing. All new commercial developments which feature flat roofing on any structure shall include design elements on



Bill No. _____

Ordinance No. _____

said structure such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal the flat roofing from view. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.

Section 2: This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this ____ day of _____, 2025.

MARK STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



PUBLIC HEARING

Notice is hereby given that on Monday, August 4, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petitions:

Z-25-03 Amendment to Appendix A, Article XVI, Section 9A of the City Code of Ordinances to change the fence requirements in dwelling districts.

Z-25-04 Amendment to Appendix A, Article XVI, adding Section 32 pertaining to screening of roof mounted equipment and flat roofing on new commercial developments.

Additional information on the Petitions is available at the City Government Center or by calling 636-227-2243