



**PLANNING AND ZONING COMMISSION  
MEETING  
1 GOVERNMENT CTR, BALLWIN, MO 63011  
MONDAY, DECEMBER 02, 2024 at 7:00 PM**

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**AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes**
  - [a. October 7, 2024 Minutes](#)
- 3. Agenda Items**
  - [a. 2025 Capital Budget](#)
- 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

October 7, 2024 7:00 PM

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

- Mayor Tim Pogue
Alderman David Siegel
Chairman Grant Alexander
Commissioner Janet Carr
Commissioner Derek Beiter
Commissioner Bill Hinds
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
City Attorney Robert Jones
City Planner Lynn Sprick

Absent

- Commissioner Michael Swain

MINUTES

The minutes from the August 5, 2024 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Chairman Alexander and seconded by Commissioner Hinds. The motion was approved unanimously.

AGENDA ITEMS

SUE-24-07 Special Use Exception, submitted by David Sanchez, for a restaurant with front yard parking, outside seating and the sale of alcoholic beverages at 100 Holloway Road.

Lynn Sprick summarized the Petition. Staff recommends approval of the Petition with the standard conditions.

David Sanchez (Petitioner) provided further information.

Alderman Siegel asked about lighting on the patio.

Mayor Pogue asked how live entertainment should be addressed. City Attorney Jones stated live entertainment is not considered a special use exception and should be treated as a special event, which is approved administratively.

Commissioner Carr asked what the seating capacity of the restaurant and banquet space would be. Mr Sanchez answered approximately 155 people in the restaurant and 40-50 in the banquet space.



Commissioner Brinker asked about signage and if it would be similar to the previous business. He also asked about overnight and overflow parking from the adjacent business and outside storage. Mr Sanchez answered overflow parking is not anticipated to continue and there will not be outside storage. Chairman Alexander opened the public hearing. No one was present to speak in favor or against the Petition. Chairman Alexander closed the public hearing.

Mayor Pogue congratulated the business owners.

Commissioner Beiter motioned to approve the Petition

Commissioner Carr seconded the motion and it was approved unanimously.

**OTHER BUSINESS**

None

Chairman Alexander motioned to adjourn.

Mayor Pogue seconded and the meeting was adjourned at 7:20 pm.

**2025-2029 CAPITAL IMPROVEMENT PLAN**

|  | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|------|------|------|------|------|
|--|------|------|------|------|------|

**Expenditures/Project By Department**

Parks & Recreation

|                                    |                   |                   |                   |                     |                     |
|------------------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|
| Pointe Playground                  | \$ 427,500        | \$ -              | \$ -              | \$ -                | \$ -                |
| Vlasis Park Construction           | -                 | 650,000           | -                 | 605,000             | -                   |
| New Ballwin Park Lake Design/Specs | -                 | 30,000            | -                 | -                   | -                   |
| New Ballwin Park Lake Improvements | -                 | -                 | 825,000           | -                   | -                   |
| Pointe SCS Replacement             | -                 | -                 | -                 | 450,000             | -                   |
| North Pointe Improvements/Repairs  | -                 | -                 | -                 | -                   | 1,000,000           |
| <b>Totals:</b>                     | <b>\$ 427,500</b> | <b>\$ 680,000</b> | <b>\$ 825,000</b> | <b>\$ 1,055,000</b> | <b>\$ 1,000,000</b> |

Public Works

|                                   |                     |                   |             |             |             |
|-----------------------------------|---------------------|-------------------|-------------|-------------|-------------|
| Ries Rd. - Engineering            | \$ 64,183           | \$ -              | \$ -        | \$ -        | \$ -        |
| Ries Rd. - Construction           | 1,471,491           | -                 | -           | -           | -           |
| Public Works Yard Design/Managemt | 231,000             | 22,650            | -           | -           | -           |
| Public Works Yard Construction    | 3,260,000           | 812,750           | -           | -           | -           |
| <b>Totals:</b>                    | <b>\$ 5,026,674</b> | <b>\$ 835,400</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

**Expense Totals: \$ 5,454,174 \$ 1,515,400 \$ 825,000 \$ 1,055,000 \$ 1,000,000**

**Revenues**

|                               |            |         |         |         |         |
|-------------------------------|------------|---------|---------|---------|---------|
| Capital Improvement Sales Tax | \$ 430,000 | \$ -    | \$ -    | \$ -    | \$ -    |
| Park Sales Tax                | 214,000    | -       | -       | -       | -       |
| Federal Project Reimbursement | 890,003    | -       | -       | -       | -       |
| Miscellaneous Park Grants     | 213,750    | 585,000 | 412,500 | 575,000 | 575,000 |

**Revenue Totals: \$ 1,747,753 \$ 585,000 \$ 412,500 \$ 575,000 \$ 575,000**

|                                     |            |         |      |      |      |
|-------------------------------------|------------|---------|------|------|------|
| Beginning Fund Balance              | \$ 312,971 | \$ -    | \$ - | \$ - | \$ - |
| Transfers In-Operating Fund Balance | 3,400,000  | 835,400 | -    | -    | -    |

**Grand totals: \$ 5,460,724 \$ 1,420,400 \$ 412,500 \$ 575,000 \$ 575,000**

**Revenues Over/ (Under) Expenditures: \$ 6,550 \$ (95,000) \$ (412,500) \$ (480,000) \$ (425,000)**

**Projects for 2025 - 2029**

**Parks & Recreation**

**Pointe Playground**

**\$427,500**

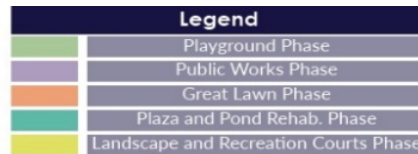
While this playground is just 23 years old, its use of sand as a safety element is messy and degrades the more expensive pour in place surfacing. Maintenance and repair issues are frequent and recurring. One element of the playground has resulted in numerous injuries. The City will apply for a Land Water Conservation grant to offset half of the cost.



**Vlasis Park Construction**

**\$1,255,000**

The Vlasis Park Masterplan was crafted with community input and includes improvements to the trails, courts and pavilions and rehabilitation of the ponds. New elements include the addition of a great lawn which will serve as the centerpiece of the park and new green space to include a butterfly garden. Implementation will span multiple years to maximize grant opportunities.



**Projects for 2025 - 2029**

**Parks & Recreation**

**New Ballwin Park Design, Specification, and Lake Improvements**

**\$855,000**

Years of sediment build-up have contributed to degraded water quality and unsightly lake conditions in the warm summer months. Items that will be considered in rehabilitation are deepening the lake, removing the sediment, creating a stabilized and improved lake edge treatment, removal of the fishing deck and walkway, and adding a permanent structure for concerts and educational programming near the lake to enhance the park.



**Pointe SCS Replacement**

**\$450,000**

The play structure in the natatorium at The Pointe is 17 years old and has rusted handrails. These require frequent maintenance but remain dangerous for users. Furthermore, the rust circulates through the water and stains the pool. This structure needs to be replaced.



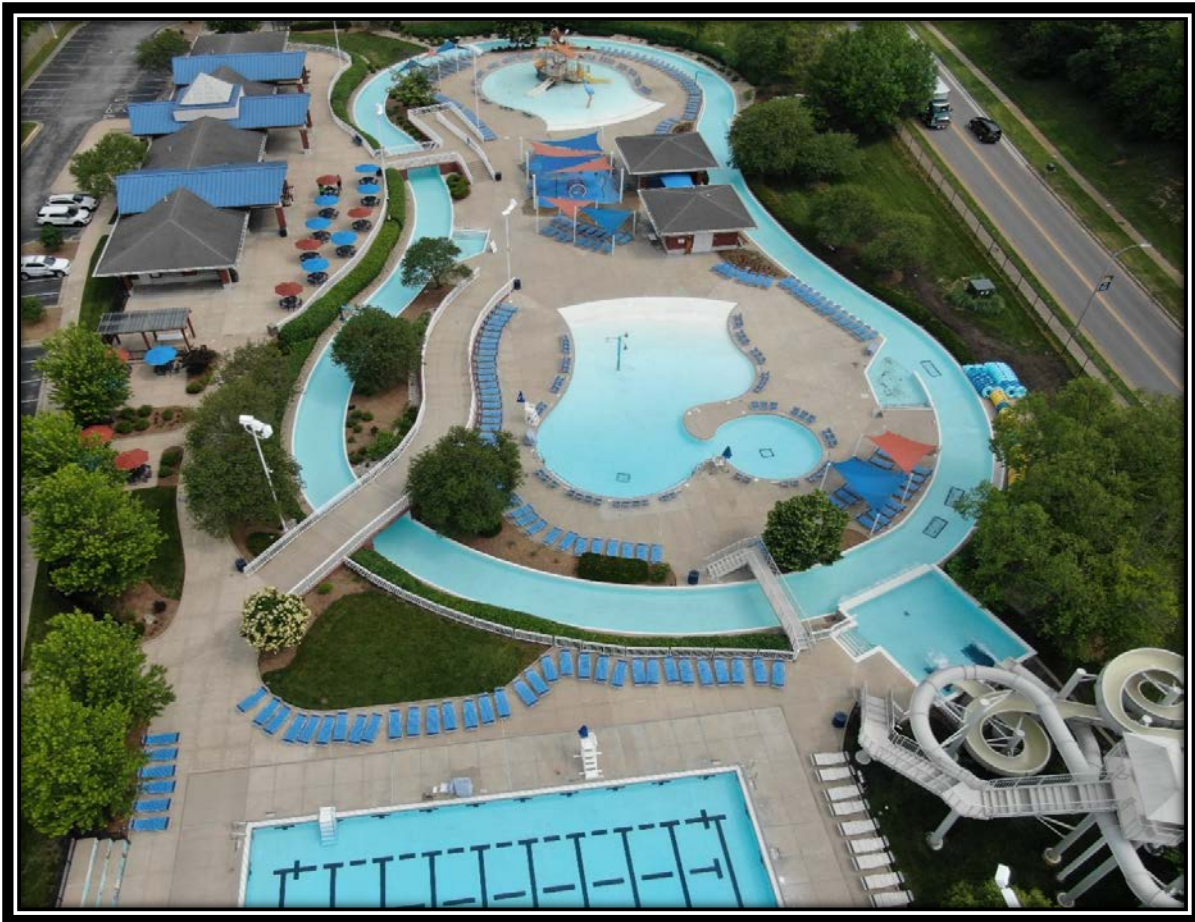
**Projects for 2025 - 2029**

**Parks & Recreation**

**North Pointe Improvement /Repairs**

**\$1,000,000**

This facility is now 21 years old and repairs are more frequent and costly as the mechanical equipment ages. Additionally, leaks are more prevalent and expensive due to rising water rates, chemical prices and material expenses for repairs. The leaks tend to be deep underground, requiring equipment rental to detect and make repairs. Improvements to extend the life of this facility will be evaluated. Cost at this time is an estimate and may be higher.



**Projects for 2025 - 2029**

**Public Works**

**Ries Road Engineering and Construction**

**\$1,535,674**

Ries Road pavement has deteriorated. Engineering began in 2022, and construction will follow in 2025. Benefits include a smoother driving surface, upgraded and more cost efficient street lighting and compliance with federal regulations. Federal funding will be received for this project.

**Projects for 2025 - 2029**

**Public Works**

**Public Works Yard - Reconfiguration**

**\$4,326,400**

The layout of the yard shared by public works, building maintenance and parks staff is congested and inefficient with vehicles and heavy equipment left exposed to the elements. One of the phases of the Vlasik Park Master Plan is the reconfiguration of this yard to provide an administrative building with improved access for the public, heated bays for maintaining and repairing equipment and covered storage structures. A prefabricated metal building will be added for the use of parks and maintenance staff. The yard will expand to include a part of the space where the former police building sat, but will also return an acre of green space to the park. Perimeter screenwall and planting will be added where needed.

