

VILLAGE OF LOCH LLOYD, MISSOURI
BOARD OF TRUSTEE MEETING MINUTES
OCTOBER 3, 2024

Call to Order

Meeting was called to order by Chairman Schultz at 7:02 p.m.

Roll Call

Chairman Schultz
Director Lafata
Director Douglas
Director Withey
Director Murphy - ABSENT

Pledge of Allegiance

Approval of Agenda

Chairman Schultz recognized Trustee Doulgas who motioned to approve the agenda
Chairman Schultz recognized Trustee Lafata who seconded the motion.
There being no further discussion on the motion, Chairman Schultz called the question.
Motion was approved by unanimous vote of the Trustees present.

Approval of Previous Meeting Minutes

Chairman Schultz then recognized Trustee Douglas who motioned to approve the Board of Trustee meeting Minutes from the July 10, 2024 meeting.
Chairman Schultz recognized Trustee Lafata who seconded the motion.
There being no further discussion on the motion, Chairman Schultz calls the questions
Motion was approved by unanimous vote of the Trustees present.

Public Hearings

Chairman Schultz recognized Jonathan Zerr, Village Attorney, and requested an overview of the process moving forward for the two (2) public hearings and applications on the agenda.

- a. Approval of a Conditional Use Permit for the new picnic shelter that was constructed at 17141 Stonehaven Drive
 1. Presentation by Village Consultant
 - i. Chairman Schultz recognized Village Planner, Christopher Shires (CONFLUENCE) for presentation of the staff report on the application.
 - ii. Chris Shires presents the staff report including the five (5) approval criteria for a Conditional Use Permit as established by the Unified Development Code.
 - iii. Chris Shires presents the three (3) conditions for approval as suggested by staff and as recommended by the Planning and Zoning Commission.

2. Questions from the Board
 - i. Chairman Schulz recognized Trustee Withey regarding other structures that may need conditional use permit approval such as the Village storage container.
 - ii. Chairman Schultz recognized Mr. Zerr for answers, including the notion of evaluating whether the conditions or structures were prior to the adoption of the unified development ordinance and addressing them as they are identified by staff.
 3. There being no further questions from the Trustees, Chairman Schultz opened the public hearing on the application at 7:14 pm.
 4. No public comment was received or offered.
 5. There being no public comment, Chairman Schultz closed the public hearing on the application at 7:15 pm.
 6. Chairman Schultz recognized Mr. Shires for introduction and an overview of the proposed Resolution 10-3-24-3 in substantially similar form as the Resolution approved by the Planning and Zoning Commission.
 7. Chairman Schultz then recognized Trustee Douglas who motioned to approve Resolution No. 10-3-24-3 as presented.
 8. Chairman Schultz then recognized Trustee Withey who seconded the motion.
 9. Chairman Schultz opened the floor for discussion on the motion.
 10. There being no further discussion from the Trustees, Chairman Schultz called the question
 11. Motion was approved by unanimous vote of the Trustees present.
- b. Approval of a Conditional Use Permit for two storage containers placed generally north and west of the Loch Lloyd dam (locally known as the boat storage area) and approval of a kayak/paddle board storage structure constructed near the south marina along Highland Ridge Drive near Loch Lloyd Lake
1. Presentation by Village Consultant
 - i. Chairman Schultz recognized Village Planner, Christopher Shires (CONFLUENCE) for presentation of the staff report on the application.
 - ii. Chris Shires presents the staff report including the five (5) approval criteria for a Conditional Use Permit as established by the Unified Development Code.
 - iii. Chris Shires presents the three (3) conditions for approval as suggested by staff and as recommended by the Planning and Zoning Commission.
 2. Questions from the Board
 - i. Chairman Schulz recognized Trustee Douglas for questions to staff including inspection issues and quality of construction for the storage container facility. Inquiry made by Trustee Douglas on aesthetics.
 - ii. Staff provided responses as possible and necessary.
 - iii. recognized Trustee Withey regarding other structures that may need conditional use permit approval such as the Village storage container.

- iv. Chairman Schultz recognized Mr. Zerr for answers, including the notion of evaluating whether the conditions or structures were prior to the adoption of the unified development ordinance and addressing them as they are identified by staff.
3. There being no further questions from the Trustees, Chairman Schultz opened the public hearing on the application at 7:27 pm.
 - i. Chairman Schultz recognized Mrs. Joyce Abrams inquired as to the potential development of the Lawyer property and aesthetic concerns from potentially not having sufficient screening at that time.
 - ii. Answer provided by Trustee Douglas.
 - iii. Follow-up question from Mrs. Abrams regarding the site lines and screening from the dam.
 - iv. Chairman Schultz responded to same and inquired of staff for conditions to require reevaluation of facility when the Lawyer property develops.
 - v. Recommendation from Mr. Zerr for setting a time limit on the conditional use permit, thereby requiring resubmission for review and extension by the Board.
 - vi. Extended discussion on the topic including potential reasonable regulations and conditions for approval.
 - vii. Chairman Schultz recognizes Mr. David Poe regarding issues with the communications from staff including the receipt of the Notice of Violation.
 - viii. Chairman Schultz recognized Mr. Shires, then Mr. Zerr, and finally Clerk Lafata for response.
4. There being no further public comment, Chairman Schultz closed the public hearing on the application at 7:38 pm.
5. Chairman Schultz recognized Mr. Shires for introduction and an overview of the proposed Resolution 10-3-24-4 in substantially similar form as the Resolution approved by the Planning and Zoning Commission.
6. Chairman Schultz recognized Mr. Zerr for input on a proposed motion.
7. Chairman Schultz then requested the inclusion of a 2-year timeframe for the conditional use permit and a requirement for acquisition of the building permits and inspections within 6 months from approval.
8. Chairman Schultz then recognized Trustee Douglas who motioned to approve Resolution No. 10-3-24-4 authorizing the issuance of the CUP for the storage box structures subject to (a) the applicant shall apply for and obtain building permits within 6 months for both the storage containers and the kayak/paddle board storage structure and shall further comply with all permit and inspection requirements including footing and foundation system and anchoring as required by building code, (b) The CUP for the storage containers shall expire 2 years following the date of approval by the Board of Trustees; and (c) the CUP for the kayak/paddle board storage structure shall expire at such time as the structures are removed.
9. Chairman Schultz then recognized Trustee Lafata who seconded the motion.
10. Chairman Schultz opened the floor for discussion on the motion.

11. There being no further discussion from the Trustees, Chairman Schultz called the question.
12. Motion was approved by 3-1 vote of the Trustees present.

New Business

Approval of Contracts

- a. Trekk Design – Bill 2024-10-3-2
 - i. Chairman Schultz recognized Clerk Lafata for background and information on the revised contract for consulting, design, and engineering services by Trekk Design.
 - ii. Chairman Schultz then recognized Mr. Zerr for introduction and details on Bill 2024-10-3-2 seeking approval of the proposed service contract. Mr. Zerr then read Bill 2024-10-3-2 by title only and noted the availability of the same provided in advance of the meeting.
 - iii. Chairman Schultz opened the matter for discussion and questions by the Trustees.
 - iv. There being no questions or discussion, Chairman Schultz recognized Trustee Lafata who motion to approve Bill 2024-10-3-2
 - v. Chairman Schultz then recognized Trustee Douglas who seconded the motion.
 - vi. There being no further discussion on the motion Chairman Schultz called the question.
 - vii. The motion was approved by unanimous vote of all board members present.

- b. MODoT – Bill 2024-10-3-3
 - i. Chairman Schultz recognized Clerk Lafata for background and information on the revised contract for cost-sharing of the traffic light installation with the Missouri Department of Transportation.
 - ii. Chairman Schultz then recognized Mr. Zerr for introduction and details on Bill 2024-10-3-3 seeking approval of the proposed cost-sharing agreement. Mr. Zerr then read Bill 2024-10-3-3 by title only and noted the availability of the same provided in advance of the meeting.
 - iii. Chairman Schultz opened the matter for discussion and questions by the Trustees.
 - iv. There being no questions or discussion, Chairman Schultz recognized Trustee Lafata who motion to approve Bill 2024-10-3-3
 - v. Chairman Schultz then recognized Trustee Douglas who seconded the motion.
 - vi. There being no further discussion on the motion Chairman Schultz called the question.
 - vii. The motion was approved by unanimous vote of all board members present.

Committee Updates

ROS Landscape Committee

- a. Chairman Schultz recognized Trustee Withey for presentation of her committee report on the proposed nuisance ordinance and enforcement for property maintenance provisions.
- b. Discussion ensued.
- c. No action taken.
- d. Chairman Schultz requested Mr. Zerr to begin organizing and drafting a proposed nuisance ordinance.

Adjournment

- a. Chairman Schultz recognized Trustee Douglas who motioned to adjourn.
- b. Chairman Schultz then recognized Trustee Lafata who seconded the motion.
- c. There being no further discussion on the motion, Chairman Schultz called the question.
- d. The motion to adjourn was unanimously approved by all Trustees present.
- e. Meeting adjourned at 8:02 p.m.

Respectfully submitted,

Jonathan S. Zerr

Jonathan S. Zerr
Village Clerk