

**VILLAGE OF LOCH LLOYD, MISSOURI**  
**JULY 10, 2024 MINUTES – BOARD OF TRUSTEES MEETING**

Meeting is called to order by Chairman Schultz at 6:00 p.m.


Board Members and Staff Present include: Christopher Shires of CONFLUENCE (Village Planner), and Jonathan Zerr and Mandy Marshall of KAPKE & WILLERTH, LLC (Village Attorneys).

1. Roll Call
  - a. Roll Call of Board Members in Attendance:
    - i. Chairman Schultz
    - ii. Clerk/Trustee Lafata
    - iii. Trustee Douglas
    - iv. Trustee Murphy
  - b. Absent: Trustee Withey (arrived at 6:08 p.m.)
  - c. Chairman Schultz acknowledges the presence of a quorum for purposes of conducting business.
2. Pledge of Allegiance
3. Approval of Agenda
  - a. Chairman Schultz recognized Trustee Murphy for a motion to approve the agenda.
  - b. Trustee Murphy motions to approve the agenda as presented.
  - c. Motion seconded by Trustee Douglas
  - d. There being no further discussion on the motion, Chairman Schultz called the question.
  - e. Motion was approved by a unanimous vote of the Trustees present 4-0-1 (Trustee Withey absent).
4. Approval of Previous Meeting Minutes
  - a. Chairman Schultz recognized Trustee Murphy for a motion to approve the minutes of May 14, 2024.
  - b. Trustee Murphy motions to approve the Minutes of May 14, 2024 as presented.
  - c. Motion seconded by Trustee Douglas.
  - d. There being no further discussion on the motion, Chairman Schultz called the question.
  - e. Motion was approved by a unanimous vote of the Trustees present 4-0-1 (Trustee Withey absent).
5. Public Hearing – Rezoning of Land Within the Village of Loch Lloyd (see Attachment 1 for descriptions of proposed rezonings).
  - a. Chairman Schultz provided an introduction to the topic, including the proposed process for discussion, presentation of materials, and opportunity for input by the public during the course of the public hearing.
  - b. Chairman Schultz opened the public hearing.
  - c. Trustee Withey joins the meeting.
  - d. Chairman Schultz recognized Village Planner, Christopher Shires for the staff report on the Village initiated rezonings.

- e. Village Planner, Christopher Shires provides a detailed analysis of the staff report for each of the five (5) parcels up for consideration of rezoning including the following:
  - i. Schowengerdt Property
  - ii. Lawyer Property
  - iii. Stonehaven at Loch Lloyd Tract F
  - iv. Holmes Hills Parcels
  - v. Mill Creek Road and Penn Court Properties
- f. Conditions for approval applied to the Schowengerdt Property and the Lawyer Property.
- g. Exhibits entered onto the record at the request of Village Attorney, Jonathan Zerr, include the following:
  - i. Unified Development Ordinance of the Village of Loch Lloyd, Missouri
  - ii. Publication Notice of the public hearing on the rezoning application.
  - iii. Mailed Notice provided to the owners.
  - iv. Results of the public hearing before the Planning and Zoning Commission (June 27, 2024).
- h. Chairman Schultz recognizes Trustee Withey regarding name of “Homes” versus “Holmes”. Mr. Shires responds that it may be a typographical error and will confirm and correct from the recorded plat as necessary prior to finalization.
- i. Question from Chairman Schultz regarding the impact on the property owners and confirming that the actions of the Village are NOT seeking to take property. Mr. Shires responds that no property ownership is being taken or removed from residents or owners of the land. The actions sought will bring the properties into conformance with their current usage and the master plan.
- j. Chairman Schultz recognizes resident, Bridget Martin for a question on the ownership of the parcels under consideration for rezoning. Mr. Shires restates the question. Mr. Shires responds that there are multiple development companies and named owners. Many tie back to the developer of the golf course and Village. All privately owned parcels. Discussion on additional clarification of owners for all of the properties being considered for rezoning including the vacant lots. No single family homes considered for rezoning this evening.
- k. Chairman Schultz recognizes Robin Warner, President of Water Board and lives in Holmes Hills. Has a neighbor regarding in the general vicinity and interested in getting the name of a specific developer for refinancing and concerns with ownership of lots. Unrelated to the pending applications. No changes in infrastructure will be altered with the proposed rezoning.
- l. Chairman Schultz recognizes Dennis Block regarding Area “E”, are they within or outside the boundaries of the Village. Response to the inquiry provided by Mr. Shires, Mr. Zerr and Chairman Schultz. Follow-up question on the stand of trees behind the properties in Area “E” and confirming that nothing is being proposed to affect the same. Mr. Shires confirms.
- m. Chairman Schultz recognizes Mary Harris with a question on the Holmes Hills properties (Area “D”). Chairman Schultz responds to confirm that it will only be adjusted to reflect the recreational open space nature of the space. Mr. Zerr confirms the need of the Village to identify a master plan and rezone all properties to pursuant to statute. Mr. Shires provided the definition of “recreational open space”.

- n. Chairman Schultz recognizes Juanita Fallis with a question on the future use of the properties at issue. Mr. Shires provided the necessary response.
  - o. Chairman Schultz recognizes Trustee Murphy who confirmed and stated that the actions being taken this evening by the Board is simply codifying what is already there.
  - p. Chairman Schultz recognized Trustee Murphy who motioned to approve Bill No. 2024-7-01 including the five (5) parcels as presented by staff.
  - q. Motion was seconded by Trustee Douglas.
  - r. Ordinance was read by Mr. Shires in whole.
  - s. There being no further discussion on the motion, Chairman Schultz called the question.
  - t. Motion was approved by a unanimous vote of the Trustees (5-0).
6. New Business – Amendment to Unified Development Ordinance.
- a. Chairman Schultz introduces the topic including the proposed changes to the Unified Development Ordinance and recognizes Jonathan Zerr, Village Attorney for presentation.
  - b. Mr. Zerr provides staff report on proposed amendments to the unified development ordinance and requested that they be referred to the Planning and Zoning Commission for hearing and recommendation.
  - c. Proposed amendments including;
    - i. Allowance of publication as may be allowed by “state law”, and
    - ii. Allowance for delivery of mailed notice by “certified” mail versus regular mail unless otherwise required by statute.
  - d. Comments by Chairman Schultz for process moving forward.
  - e. Chairman Schultz recognizes Trustee Withey for motion to refer the proposed amendments to the Planning and Zoning Commission for public hearing and recommendation.
  - f. Motion was seconded by Trustee Murphy.
  - g. There being no further discussion on the motion, Chairman Schultz called the question.
  - h. Motion was approved by a unanimous vote of the Trustees (5-0).
7. Adjournment
- a. Chairman Schultz recognizes Trustee Withey for motion to adjourn.
  - b. Motion was seconded by Trustee Murphy.
  - c. There being no further discussion on the motion, Chairman Schultz called the question.
  - d. Motion was approved by a unanimous vote of the Trustees (5-0).

Respectfully submitted,



Jonathan S. Zerr  
Village Attorney