



**NOTICE OF MEETING
WEDNESDAY, MARCH 12, 2025 – 6:00 PM
PLAN COMMISSION
AGENDA**

The Architectural Review Board meeting will immediately follow the Plan Commission meeting.

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES FROM FEBRUARY 12, 2025
- IV. DEVELOPMENT PLAN REVIEW: 1320 W. LOCKWOOD AVE.
- V. ADJOURNMENT

This meeting will be open to the public.

Gabrielle Macaluso
Deputy City Clerk

POSTED: 3:00 P.M., March 7, 2025



MINUTES
PLAN COMMISSION MEETING
FEBRUARY 12, 2025 –6:00 p.m.

CALL TO ORDER

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, February 12, 2025. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

Members Absent

Jon Emert
John Falk
Brad Weitekamp
Mike Moran
Reed Voorhees
Laura Switzer
Chairman Jeff Fernhoff

Laura Switzer

Also present were Frank Johnson, City Administrator and Gabby Macaluso, Deputy City Clerk. City Attorney Allie Sievers attended via Zoom.

APPROVAL OF MINUTES

Moved by Mr. Voorhees, seconded by Mr. Weitekamp and unanimously carried, to approve the minutes from the January 8, 2025 meeting as submitted.

PUBLIC COMMENT

There was no public comment.

FENCE VARIANCE – Clarice Fox, 11 Cambridge Court

Chairman Fernhoff introduced the fence variance request from Clarice Fox for the property located at 11 Cambridge Court. Ms. Fox is seeking relief from Section 400.805 (C)(1)(a) of the Glendale Municipal Code, which prohibits fences over 42 inches in height from being constructed in front yards of residentially zoned property.

Clarice and Kevin Fox explained that they wish to install a 6’ wood privacy fence in what they have designated to be their back yard to have privacy and deter trespassers from using their yard as a cut through. They cited their unique property, which is considered a double frontage lot with one side adjacent to Idlewild Lane and the other adjacent to Cambridge Court, as being particularly challenging.

The Foxes noted that the high level of traffic on Idlewild Lane necessitate a 6’ privacy fence to maximize enjoyment of the space and ensure security of pets and children. They also noted that their neighbors at 15 Cambridge Court also have a privacy fence in one of their front yards.

City Administrator Frank Johnson confirmed that 15 Cambridge Court received a variance for a 6' fence by the Plan Commission in 2022.

The Plan Commission discussed the variance request.

Mr. Voorhees expressed concerns regarding the addition of higher fences, but he noted the neighbor's existing privacy fence. He asked the applicant if they were going to run their proposed new fence to the neighbor's existing five-foot section on the west end. Mr. Fox confirmed that they would attach their fence to their neighbor's fence on the northwest corner. He confirmed that they would extending their fence five feet closer to Idlewild Lane.

Mr. Voorhees advised the Foxes to not extend their fence five feet past the terminus of their neighbor's fence and closer to Idlewild Lane because it would create a blind spot for them when backing out of their driveway and look better if lined up with the neighbor's fence.

The owners were receptive with this modification.

Mr. Moran suggested using plantings to help soften the look of the fence when viewing it from Idlewild Lane.

Mr. Weitekamp asked the Foxes if they had shared their fence plans with their neighbors. Mr. Fox said they left a note, but didn't hear back from the neighbor.

Mr. Moran noted that another advantage of lining up their fence with their neighbor's fence is that they can have a fence post installed on their property, leaving just a small distance between their neighbor's fence post, that would make the fence on their property completely on the north side.

The Plan Commission stressed the importance of communicating their fence plans with their neighbors. The Foxes said they would reach out to their neighbors again.

There was no public comment regarding the fence exception request.

Mr. Moran moved that the applicant's fence application be approved with the following conditions:

- Align the west fence line with the neighbor's fence, maintaining a plus or minus five foot setback from the property line.
- Ensure that end posts are set on the applicant's property.

The motion was seconded by Mr. Emert and unanimously carried to approve the fence variance at 11 Cambridge Court.

The motion passed with 6 Aye, 0 Nay, 1 Absent

ADJOURN

Mr. Voorhees motioned to adjourn the meeting. The motion was seconded by Chairman Fernhoff and unanimously carried to adjourn the meeting at 6:13 p.m.



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

MUNICIPAL ZONING APPROVAL FOR PERMIT APPLICATION

TO: St. Louis County Government
Department of Public Works
County Administration Building
41 South Central Avenue – 6th Floor
Clayton, MO 63105

PROJECT INFORMATION:

Date: 2/6/25 Project Address: 1320 W. Lockwood Ave., 63122

Description of Work: Convert lot/property from Church & parking to Entry drive & parking for WCC.

Owner Name, Address & Phone #: Westborough Country Club, 631 S. Berry Rd., 63122

Applicant Name & Phone #: c/o David Lisinski c/o Killeen Studio Architects, 771-0883

Cost of Construction: final figure - pending Escrow Amount: _____

Will you need a construction dumpster? YES NO

Homeowner's Mailing Address during construction if different from address listed above _____

Applicant's email address: david@killeenstudio.com (WCC rep.: Jim Capek, jcapek@westboroughcc.com)

A fee of twenty-five dollars (\$25.00) payable to the City of Glendale shall accompany this application.

Fee Paid Received by GM

ZONING APPROVAL:

Municipal Zoning Classification: R1 ___ or R2 ___ Other ___

Is this project located in a Flood Plain? YES NO

Municipal zoning approval* by: _____ Date: _____

Title of approving municipal official: City Administrator

*For Municipalities that also contract for Land Disturbance Code enforcement, Zoning Approval includes municipal approvals for municipal and private roadways (proposed and existing), flood plain management regulations, applicable private storm conveyance and/or control system regulations, collection and administration of site development escrows, and other applicable municipal laws and regulations.

Note: Applicants for building permits must submit this form with two (2) copies of the site plan and construction plans to be approved, signed, and dated by the Municipal Official and one (1) copy will be submitted to St. Louis County, Department of Public Works in order to obtain the permit. All approvals are subject to subdivision approval.

ST. LOUIS COUNTY PERMIT APPLICATION NUMBER (if known): _____



February 6, 2025

Mr. Frank Johnson
City Administrator
City of Glendale Missouri
424 N. Sappington Road
Glendale, MO 63122

Subject:

**Westborough Country Club Expansion Northward
into Glendale, Missouri at West Lockwood Avenue**

Mr. Johnson,

This letter is to request review of the accompanying documentation by the City of Glendale **Plan Commission** in relation to the desire of the Westborough Country Club to expand its campus northward, encompassing an area that is partially present within the municipality Glendale. The area involved consists of the buildings & lot at 1320 W. Lockwood Road, to the west-southwest of the intersection of W. Lockwood and Berry Road.

As described in the included documents the expansion of the Westborough Country Club (WCC) consists of the demolition of two of three existing structures on the site, and the preservation of the tallest element – a bell tower – remaining under lease by T-Mobile cellular telephone company as a signal tower for their cellular services and as an icon to the property.

Further finishing of the site after demolition will generate grade-level improvements including a drive and walking paths from W. Lockwood southerly to the Club, and bicycle and vehicle parking around the tower to accommodate the Club's growing membership. The drive will make use of the existing exit-only cut location, though widened, to become the new entry to the Club – with the exiting smaller Berry Road entry being retired. [New median cut is being coordinated with the Chris Dept. of Transprotation.]

Lastly, the Club wishes to affix ground-mounted monument signs alongside the new entry/exit off W. Lockwood to provide identity for the Club campus. It is recognized that separate signage permitting is likely required.

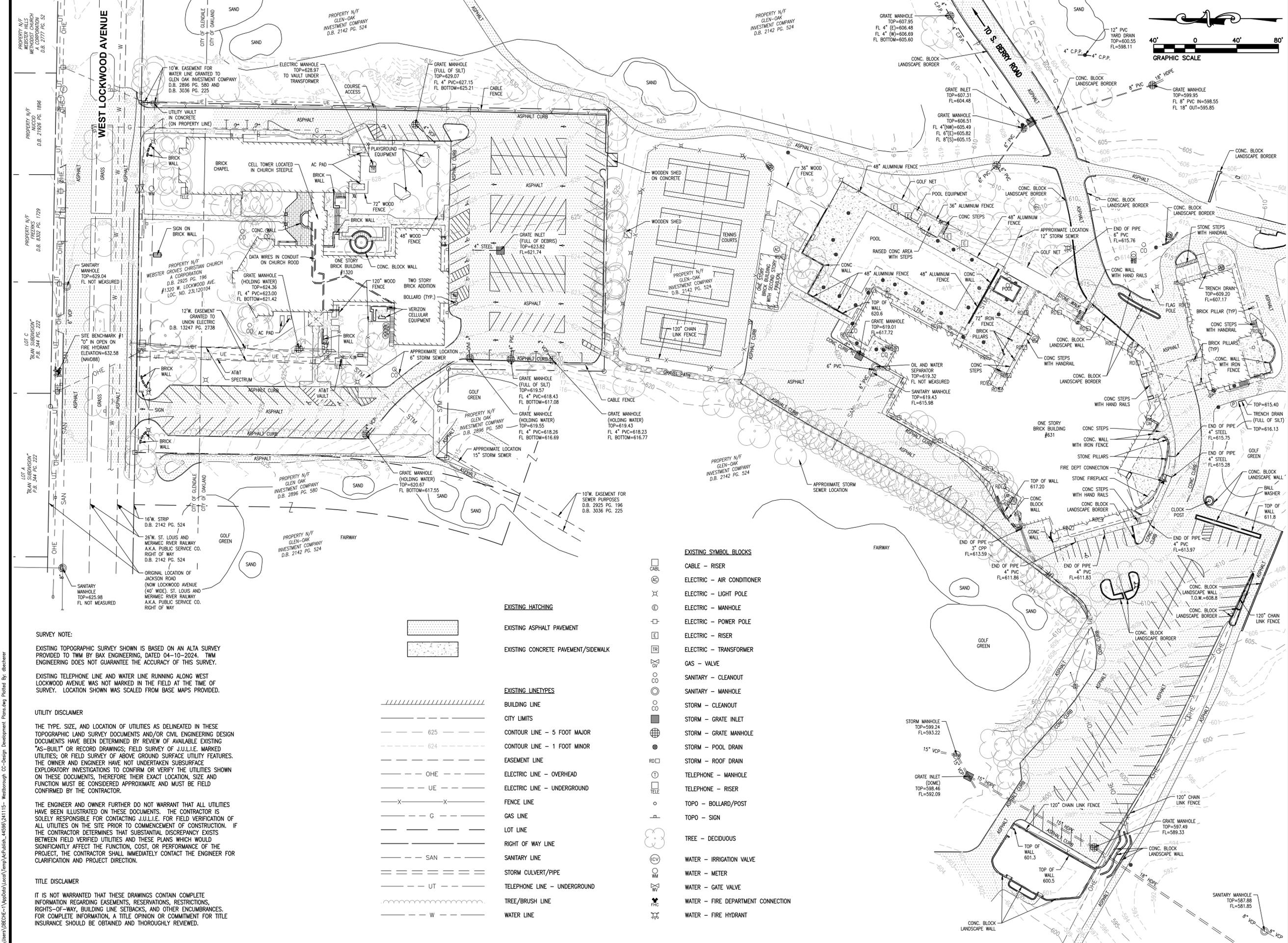
I understand that it is the Plan Commission that will recommend for or against the project to the Board of Alderman.

Please contact me with any questions or if you require further information, formal applications and/or fee payments.

Respectfully submitted,

David Lisinski, ALA, LEED AP

Encl: Conceptual Site Plan – A (30"x42" native size)




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IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000209
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

DESIGN DEVELOPMENT SUBMITTAL
FEBRUARY 28, 2025

REV.	DATE	DESCRIPTION
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DRAWN BY:
DESIGNED BY: NTS
CHECKED BY: NTS
APPROVED BY: MJM
PROJECT NO: D01241115

PROJECT:

WESTBOROUGH COUNTRY CLUB
631 S. BERRY ROAD
ST. LOUIS, MISSOURI

TITLE:

EXISTING TOPOGRAPHY

C2.0

SURVEY NOTE:
EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON AN ALTA SURVEY PROVIDED TO TWM BY BAK ENGINEERING, DATED 04-10-2024. TWM ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THIS SURVEY.

EXISTING TELEPHONE LINE AND WATER LINE RUNNING ALONG WEST LOCKWOOD AVENUE WAS NOT MARKED IN THE FIELD AT THE TIME OF SURVEY. LOCATION SHOWN WAS SCALED FROM BASE MAPS PROVIDED.

UTILITY DISCLAIMER
THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC, LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

TITLE DISCLAIMER
IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

- EXISTING SYMBOL BLOCKS**
- CABLE - RISER
 - ⊗ ELECTRIC - AIR CONDITIONER
 - ⊗ ELECTRIC - LIGHT POLE
 - ⊗ ELECTRIC - MANHOLE
 - ⊗ ELECTRIC - POWER POLE
 - ⊗ ELECTRIC - RISER
 - ⊗ ELECTRIC - TRANSFORMER
 - ⊗ GAS - VALVE
 - ⊗ SANITARY - CLEANOUT
 - ⊗ SANITARY - MANHOLE
 - ⊗ STORM - CLEANOUT
 - ⊗ STORM - GRATE INLET
 - ⊗ STORM - GRATE MANHOLE
 - ⊗ STORM - POOL DRAIN
 - ⊗ STORM - ROOF DRAIN
 - ⊗ TELEPHONE - MANHOLE
 - ⊗ TELEPHONE - RISER
 - ⊗ TOPO - BOLLARD/POST
 - ⊗ TOPO - SIGN
 - ⊗ TREE - DECIDUOUS
 - ⊗ WATER - IRRIGATION VALVE
 - ⊗ WATER - METER
 - ⊗ WATER - GATE VALVE
 - ⊗ WATER - FIRE DEPARTMENT CONNECTION
 - ⊗ WATER - FIRE HYDRANT
- EXISTING HATCHING**
- ▨ EXISTING ASPHALT PAVEMENT
 - ▨ EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING LINETYPES**
- BUILDING LINE
 - CITY LIMITS
 - CONTOUR LINE - 5 FOOT MAJOR
 - CONTOUR LINE - 1 FOOT MINOR
 - EASEMENT LINE
 - ELECTRIC LINE - OVERHEAD
 - ELECTRIC LINE - UNDERGROUND
 - FENCE LINE
 - GAS LINE
 - LOT LINE
 - RIGHT OF WAY LINE
 - SANITARY LINE
 - STORM CULVERT/PIPE
 - TELEPHONE LINE - UNDERGROUND
 - TREE/BRUSH LINE
 - WATER LINE

EXTENT OF PAVEMENT DEMOLITION LIMITS

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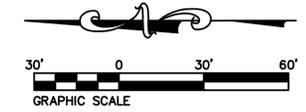
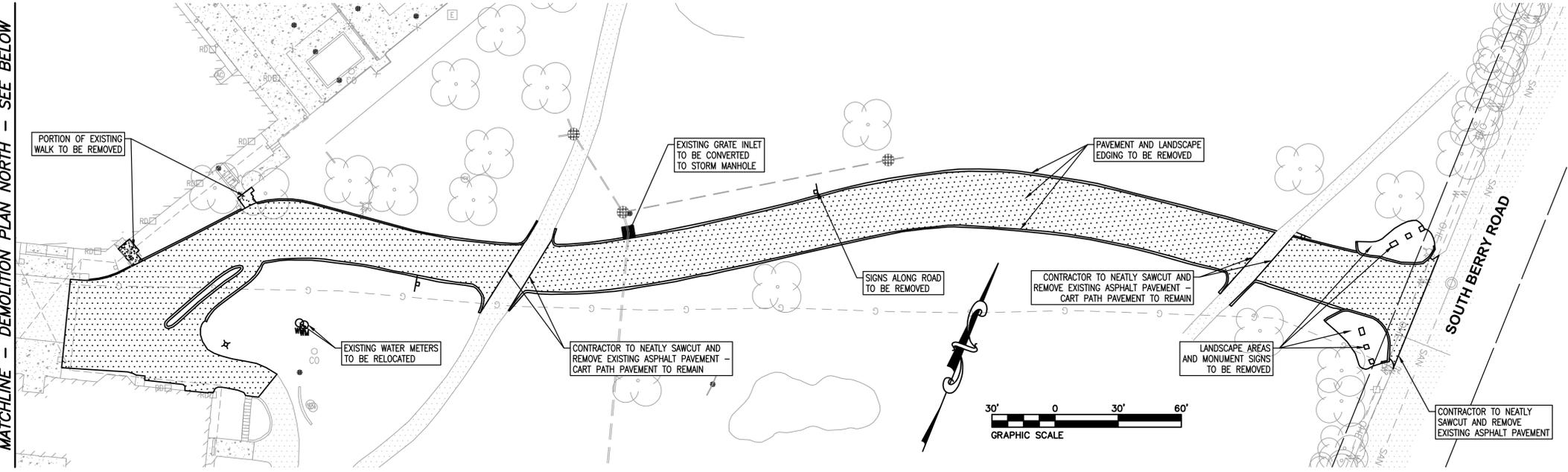
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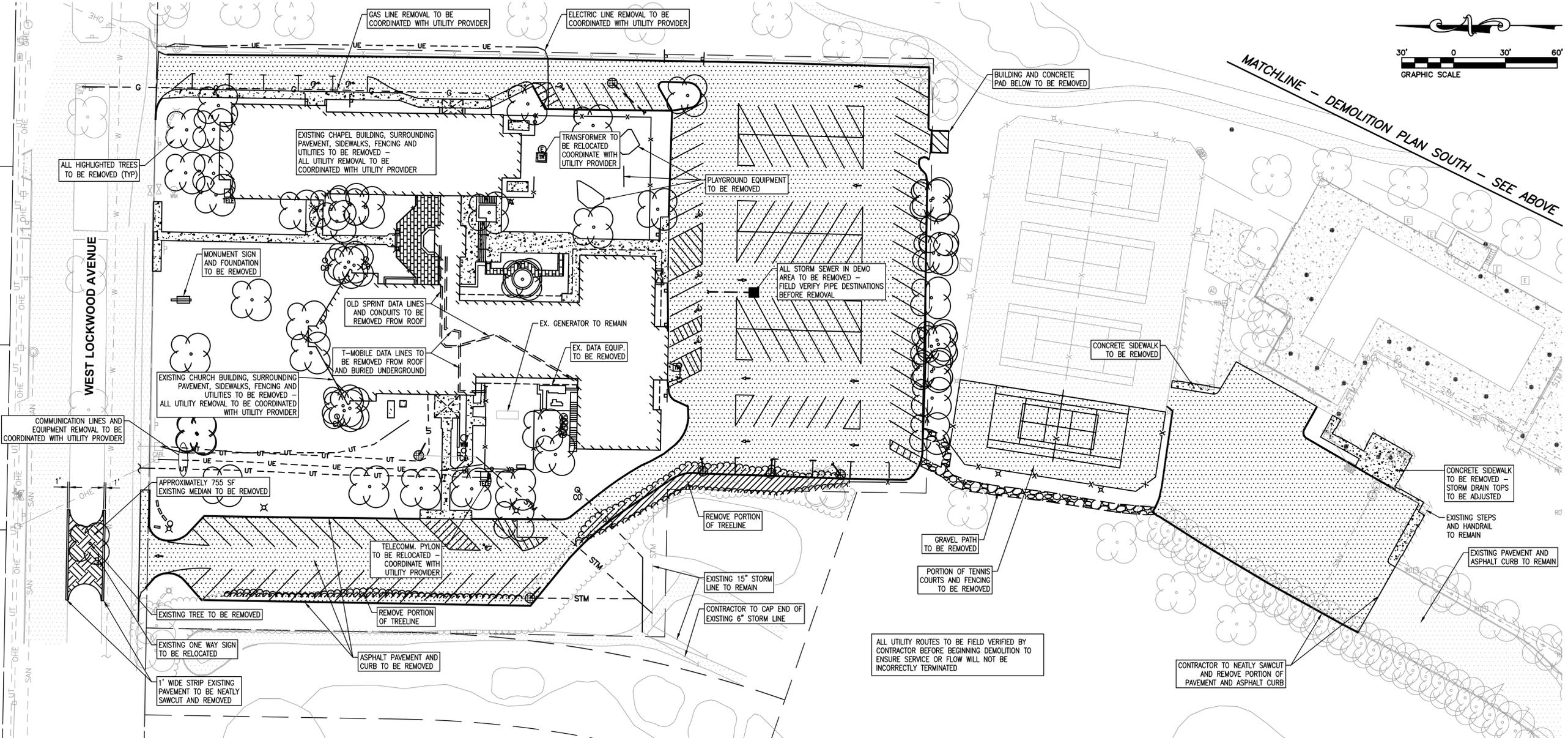
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MATCHLINE - DEMOLITION PLAN NORTH - SEE BELOW



MATCHLINE - DEMOLITION PLAN SOUTH - SEE ABOVE



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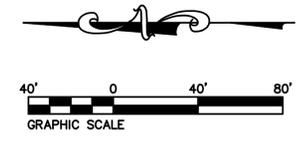
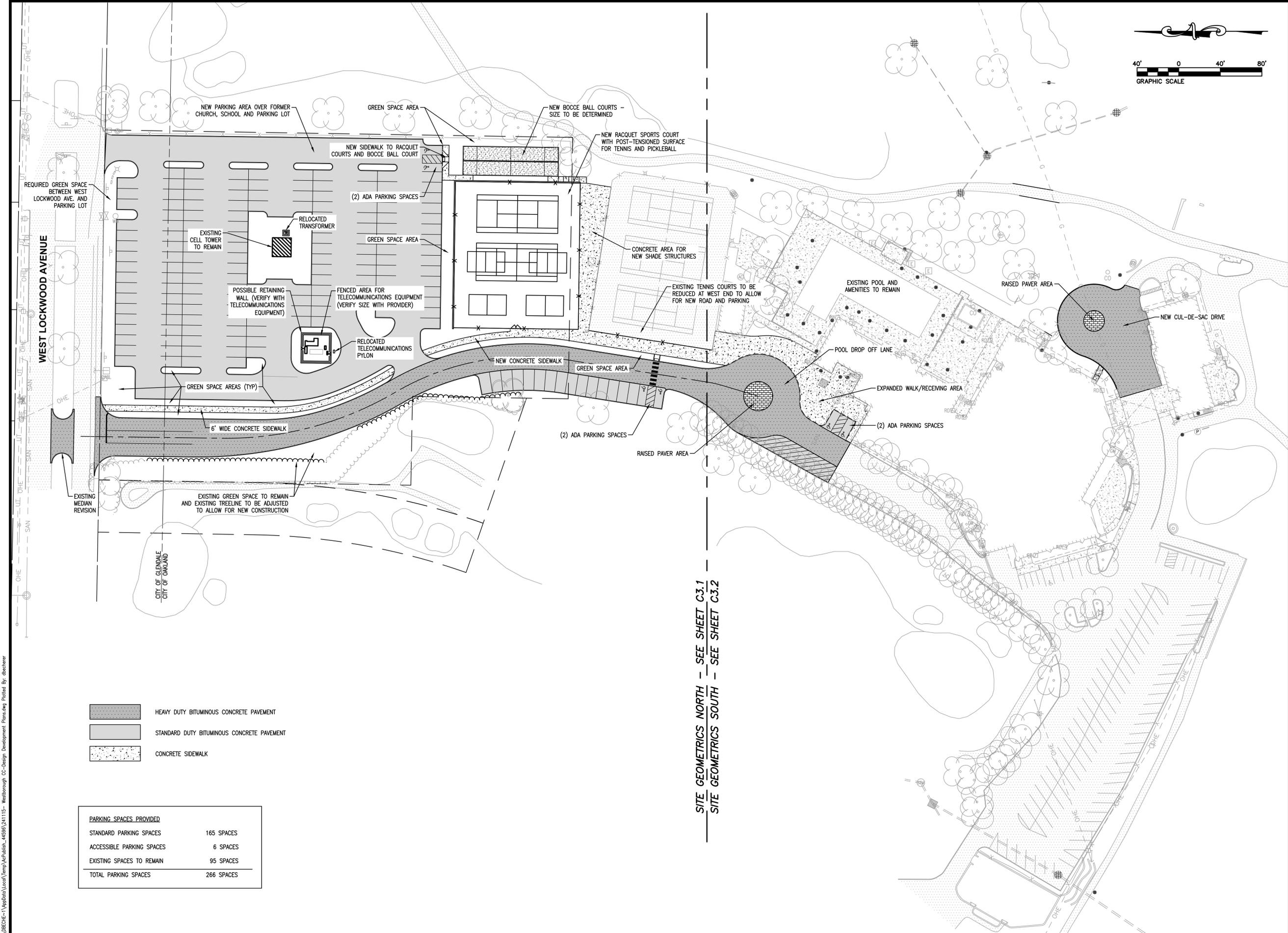
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 PROJECT NO: D01241115

PROJECT:
 WESTBOROUGH COUNTRY CLUB
 631 S. BERRY ROAD
 ST. LOUIS, MISSOURI

TITLE:
 DEMOLITION PLAN

C2.1

C:\Users\LDREDC\OneDrive\Temp\MapSubstak_44593\241115 - Westborough CC-Design Development Plans.dwg Plotted By: dmoehner



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WESTBOROUGH COUNTRY CLUB
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ST. LOUIS, MISSOURI

TITLE:

SITE GEOMETRICS
OVERALL

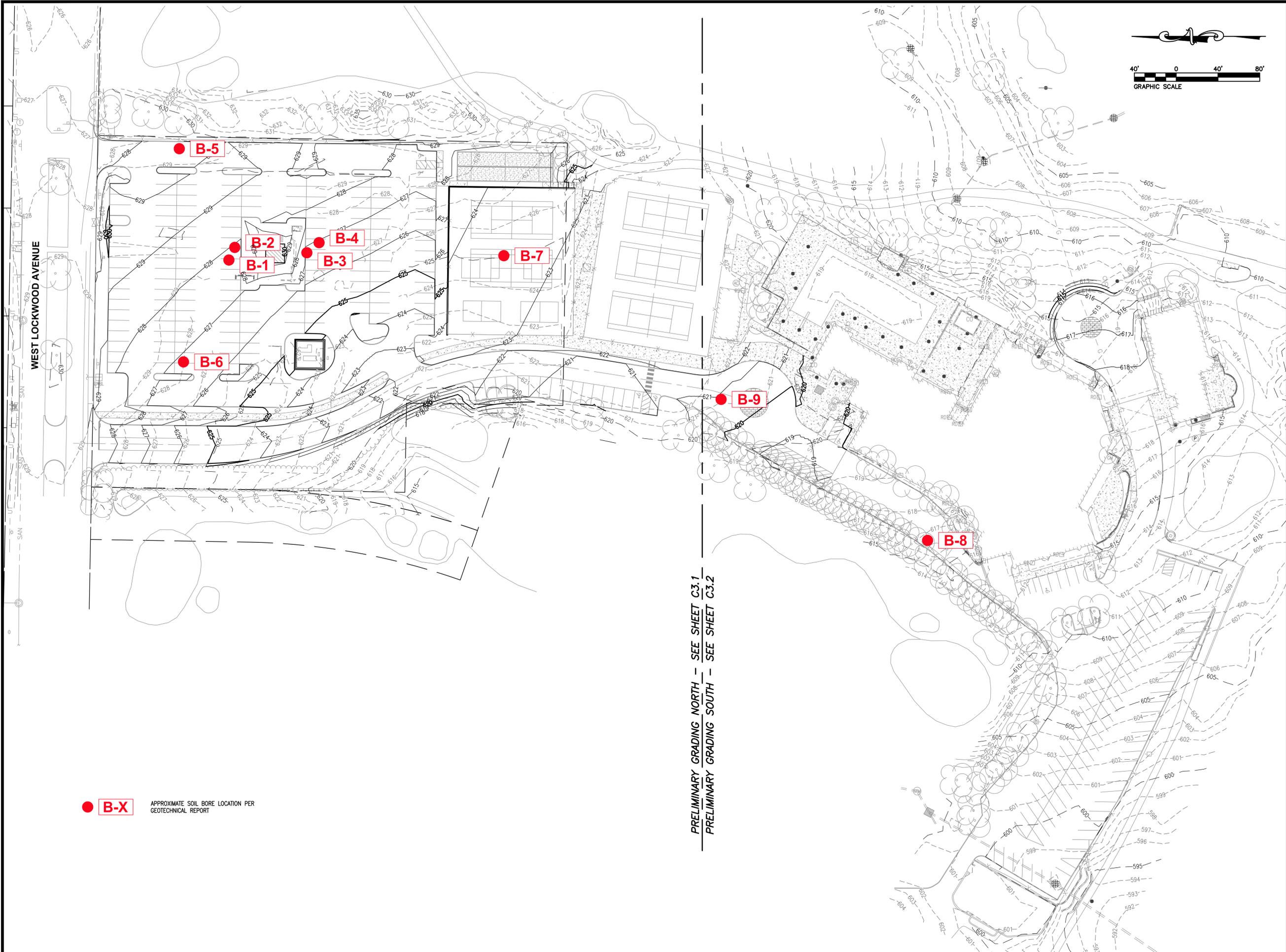
- HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK

PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	165 SPACES
ACCESSIBLE PARKING SPACES	6 SPACES
EXISTING SPACES TO REMAIN	95 SPACES
TOTAL PARKING SPACES	266 SPACES

SITE GEOMETRICS NORTH -- SEE SHEET C3.1
SITE GEOMETRICS SOUTH -- SEE SHEET C3.2

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C:\Users\BREDIE\OneDrive\Temp\Westborough\CC-Design Development Plans.dwg Plotted By: abcheater

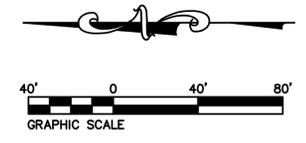


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PROJECT:

WESTBOROUGH COUNTRY CLUB
631 S. BERRY ROAD
ST. LOUIS, MISSOURI

TITLE:

PRELIMINARY GRADING PLAN
OVERALL

C4.0

● B-X APPROXIMATE SOIL BORE LOCATION PER
GEOTECHNICAL REPORT

PRELIMINARY GRADING NORTH - SEE SHEET C3.1
PRELIMINARY GRADING SOUTH - SEE SHEET C3.2

NOTE: ALL PERIMETER SILT FENCE TO BE INSTALLED PRIOR TO ANY GRADING.

NOTE: ALL INLETS SHALL HAVE A SEDIMENT PROTECTION DEVICE PLACED AT THE INLET OPENING AFTER INSTALLATION.

ALL DISTURBED AREAS SHALL BE SEEDED WITH A CLASS I MIXTURE, IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION:

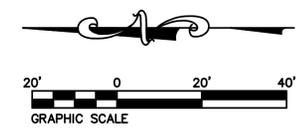
CLASS I MIXTURE:

- KY BLUEGRASS: 100lbs./ACRE
- PERENNIAL RYEGRASS: 60lbs./ACRE
- CREeping RED FESCUE: 40lbs./ACRE

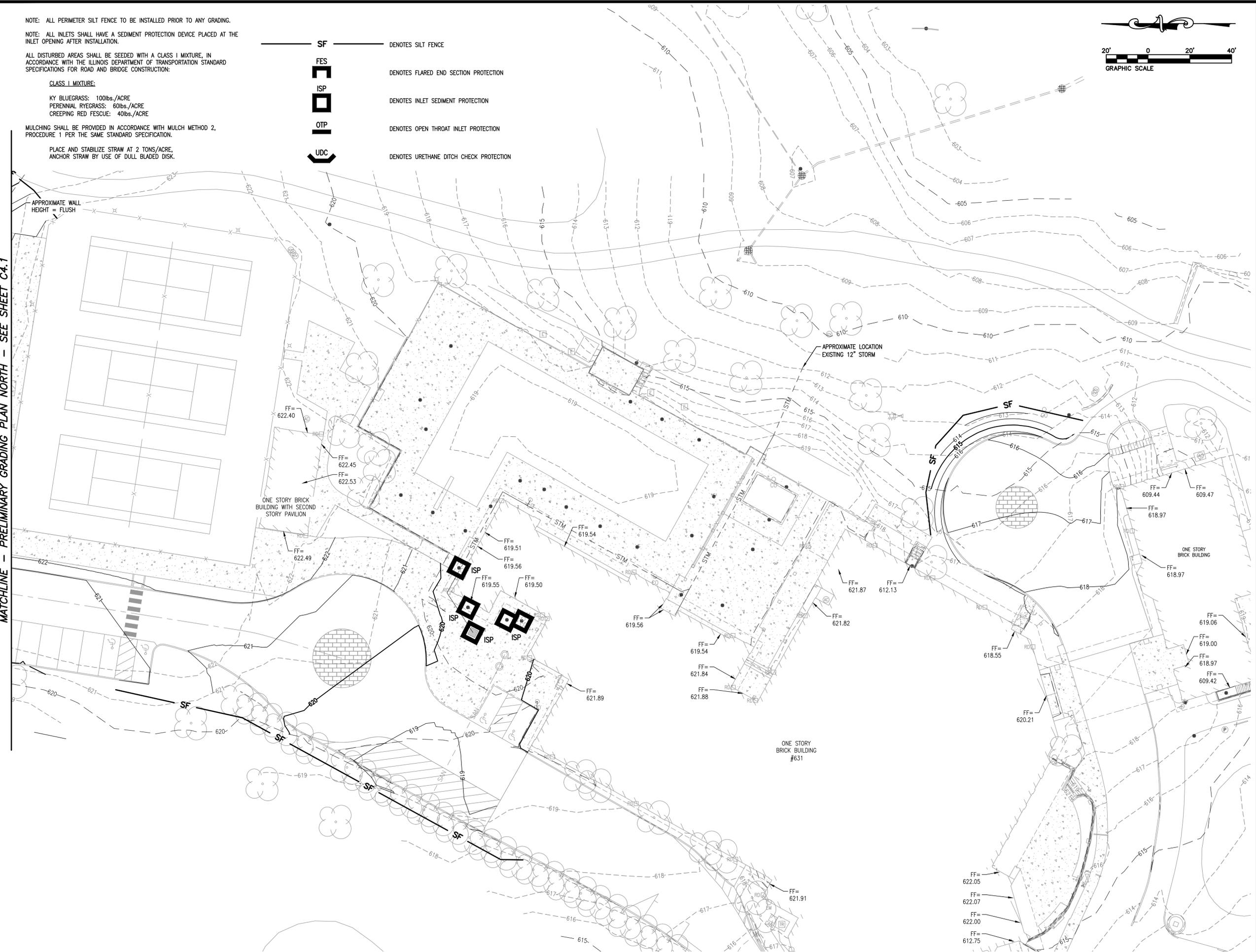
MULCHING SHALL BE PROVIDED IN ACCORDANCE WITH MULCH METHOD 2, PROCEDURE 1 PER THE SAME STANDARD SPECIFICATION.

PLACE AND STABILIZE STRAW AT 2 TONS/ACRE, ANCHOR STRAW BY USE OF DULL BLADED DISK.

- SF** DENOTES SILT FENCE
- FES** DENOTES FLARED END SECTION PROTECTION
- ISP** DENOTES INLET SEDIMENT PROTECTION
- OTP** DENOTES OPEN THROAT INLET PROTECTION
- UDC** DENOTES URETHANE DITCH CHECK PROTECTION



MATCHLINE -- PRELIMINARY GRADING PLAN NORTH -- SEE SHEET C4.1



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 ST. LOUIS, MISSOURI

TITLE:

 PRELIMINARY GRADING PLAN
 SOUTH

C4.2

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NEW LOCKWOOD ENTRY GATE



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NEW BOCCE BALL COURTS



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NEW BERRY ROAD GATE



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NEW PICKLEBALL COURTS