



**PLANNING AND ZONING COMMISSION  
MEETING  
AT 7:00 P.M. ON MAY 24, 2021  
VALLEY PARK CITY HALL, 320 BENTON  
STREET, VALLEY PARK, MISSOURI 63088**

**\*\*\*\* AGENDA \*\*\*\***

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
- 4. PUBLIC HEARING**
  - a. O.J. Laughlin Plumbing Company, 300, 306, 312, 314, 316 and 318 St. Louis Avenue and 303 Benton Avenue – Conditional Use Permit, Rezoning request
  - b. Specialty firearms and safety training business located at 232 Vance Rd SUITE 104-G – Conditional Use Permit
- 5. NEW BUSINESS**
  - a. O.J. Laughlin Plumbing Company, 300, 306, 312, 314, 316 and 318 St. Louis Avenue and 303 Benton Avenue – Rezoning request from R-1 to C-1
  - b. O.J. Laughlin Plumbing Company, 300, 306, 312, 314, 316 and 318 St. Louis Avenue and 303 Benton Avenue – Conditional Use Permit, Alley Vacation Request and Site Plan Review and Lot Consolidation
  - c. 232 Vance Rd SUITE 104-G Conditional Use Permit
  - d. Review of Administrative Policies for the Planning and Zoning Commission
  - e. Update on Board of Aldermen actions on Planning and Zoning Items
- 6. ADJOURNMENT**



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Planning Commission  
City of Valley Park  
320 Benton Street  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear Planning Commission,

Please accept the enclosed materials as application for approval of Conditional Use Permit, Site Plan Approval, Rezoning, Alley Vacation, and Lot Consolidation related to the proposed expansion of O.J. Laughlin Plumbing Company, located at 300 St. Louis Avenue, 306 St. Louis Avenue, and 312 St. Louis Avenue, and expanding to 314 St. Louis Avenue, 316 St. Louis Avenue, 318 St. Louis Avenue, and 303 Benton Street. Applications for a Conditional Use Permit, Site Plan Review, and a Lot Consolidation Plat have been submitted by The Clayton Engineering Company on behalf of O.J. Laughlin Plumbing Company for these properties. An application requesting rezoning of the property addressed 303 Benton Street from R-1 Residential to C-1 Neighborhood Commercial has also been submitted.

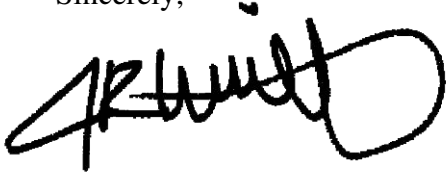
Founded in 1951, O.J. Laughlin Plumbing Company is a proud part of Valley Park's community and economy. They are now seeking approvals to improve and expand their facilities. O.J. Laughlin Plumbing Company's existing space at 300, 306, and 312 St. Louis Avenue has become outgrown and cramped.

They would like to seize the opportunity to expand into and improve neighboring lots to the east and north which have recently become available. 314, 316, and 318 St. Louis Avenue, to the east, are already appropriately zoned C-1 Neighborhood Commercial. 303 Benton Street, to the north, has been requested to be rezoned C-1, like adjacent properties to the south and west, to support the proposed development. To accommodate the proposed building addition, O.J. Laughlin Plumbing Company is seeking to consolidate these lots with their existing property and vacate existing overgrown alleys between. These property line revisions will accommodate the construction of a new building addition to expand to the east from the existing warehouse building at 306 St. Louis Avenue and a secure, screened outdoor material staging and storage space. As this development is located at the boundary of R-1 Residential area to the northeast and C-1 Neighborhood Commercial area to the southwest, plantings and decorative wood and masonry fence will provide an attractive buffer around the proposed outdoor storage area.

O.J. Laughlin Plumbing is seeking approval for the above improvements to expand and help their business better serve the community.

Please see the enclosed documents for additional details. Don't hesitate to reach out if I can provide any additional information or answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "JR Willhite", with a large, stylized loop at the end.

JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

WCL Property Holdings, LLC (re: 213 3rd Street, Valley Park, MO 63088)  
650 Woods Mill Rd.  
Ballwin, MO 63011

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear WCL Property Holdings, LLC,

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021, via ZOOM (link to be found at [www.valleyparkmo.org](http://www.valleyparkmo.org)) to consider multiple requests related to the expansion of an existing business, O.J. Laughlin Plumbing Company, located at 300 St. Louis Avenue, 306 St. Louis Avenue, and 312 St. Louis Avenue, and expanding to 314 St. Louis Avenue, 316 St. Louis Avenue, 318 St. Louis Avenue, and 303 Benton Street. Applications for a Conditional Use Permit, Site Plan Review, and a Lot Consolidation Plat have been submitted by The Clayton Engineering Company on behalf of O.J. Laughlin Plumbing Company for the properties. An application requesting rezoning of the property addressed 303 Benton Street from R-1 Residential to C-1 Neighborhood Commercial has also been submitted.

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Associates:  
MICHAEL S. BLANSIT  
JAMES D. BOLES  
KENNETH R. SCHAEFFLER  
ERIC A. SKELTON  
JOHN R. WILLHITE

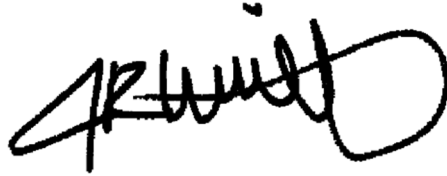
SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
Commercial  
Industrial

MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
WATER RESOURCES

O.J. Laughlin Plumbing is seeking approval for the above improvements to expand and help their business better serve the community. A public hearing addressing these improvements will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021. At said hearing interested parties and citizens shall have an opportunity to be heard. Any questions or inquiries should be directed to Dusty Hosna, City Administrator, at 636-861-1385 during regular office hours.

Sincerely,

A handwritten signature in black ink, appearing to read "JR Willhite", with a large, stylized loop at the end.

JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Katy Bell, LLC (re: 211 3rd Street, Valley Park, MO 63088)  
211 3rd Street  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

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SANITARY ENGINEERING  
WATER RESOURCES

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear Katy Bell, LLC,

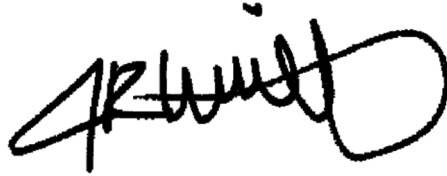
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Sincerely,

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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Sayre Properties, LLC (re: 238 3rd Street, Valley Park, MO 63088)  
238 St. Louis Ave.  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

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Residential  
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MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
WATER RESOURCES

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear Sayre Properties, LLC,

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021, via ZOOM (link to be found at [www.valleyparkmo.org](http://www.valleyparkmo.org)) to consider multiple requests related to the expansion of an existing business, O.J. Laughlin Plumbing Company, located at 300 St. Louis Avenue, 306 St. Louis Avenue, and 312 St. Louis Avenue, and expanding to 314 St. Louis Avenue, 316 St. Louis Avenue, 318 St. Louis Avenue, and 303 Benton Street. Applications for a Conditional Use Permit, Site Plan Review, and a Lot Consolidation Plat have been submitted by The Clayton Engineering Company on behalf of O.J. Laughlin Plumbing Company for the properties. An application requesting rezoning of the property addressed 303 Benton Street from R-1 Residential to C-1 Neighborhood Commercial has also been submitted.

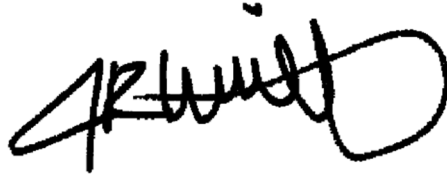
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Maddox Investments, LLC (re: 305 St. Louis Ave., Valley Park, MO 63088)  
1708 North Douglass St.  
Malden, MO 63863

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

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SURVEYING  
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Residential  
Commercial  
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MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
WATER RESOURCES

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear Maddox Investments, LLC,

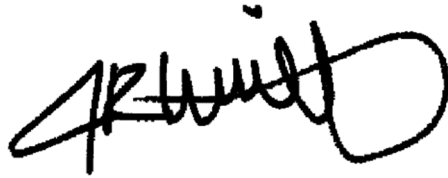
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Burkett Edward S. Revocable Living Trust (re: 309 St. Louis Ave., Valley Park, MO 63088)

P.O. Box 401

Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Associates:

MICHAEL S. BLANSIT  
JAMES D. BOLES  
KENNETH R. SCHAEFFLER  
ERIC A. SKELTON  
JOHN R. WILLHITE

SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
Commercial  
Industrial

MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
WATER RESOURCES

Dear Burkett Edward S. Revocable Living Trust,

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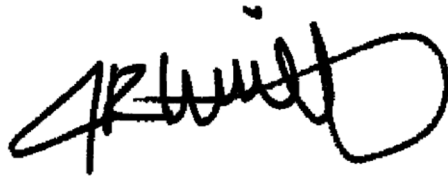
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Edward S. Burkett (re: 311 St. Louis Ave., Valley Park, MO 63088)  
P.O. Box 401  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
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B. AUSTIN DESAIN  
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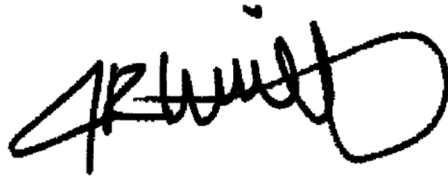
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Lawn Company And More Properties, LLC (re: 313 St. Louis Ave., Valley Park, MO 63088)

1028 Shadowoak Dr.  
Ballwin, MO 63021

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Associates:

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JAMES D. BOLES  
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WATER RESOURCES

Dear Lawn Company And More Properties, LLC,

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021, via ZOOM (link to be found at [www.valleyparkmo.org](http://www.valleyparkmo.org)) to consider multiple requests related to the expansion of an existing business, O.J. Laughlin Plumbing Company, located at 300 St. Louis Avenue, 306 St. Louis Avenue, and 312 St. Louis Avenue, and expanding to 314 St. Louis Avenue, 316 St. Louis Avenue, 318 St. Louis Avenue, and 303 Benton Street. Applications for a Conditional Use Permit, Site Plan Review, and a Lot Consolidation Plat have been submitted by The Clayton Engineering Company on behalf of O.J. Laughlin Plumbing Company for the properties. An application requesting rezoning of the property addressed 303 Benton Street from R-1 Residential to C-1 Neighborhood Commercial has also been submitted.

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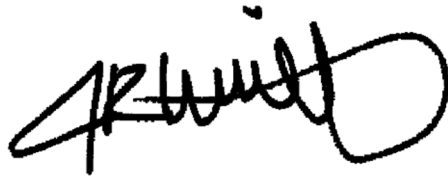
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Sincerely,

A handwritten signature in black ink, appearing to read "JR Willhite", with a large, stylized loop at the end.

JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Lawn Company And More Properties, LLC (re: 317 St. Louis Ave., Valley Park, MO 63088)

1028 Shadowoak Dr.  
Ballwin, MO 63021

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Associates:

MICHAEL S. BLANSIT  
JAMES D. BOLES  
KENNETH R. SCHAEFFLER  
ERIC A. SKELTON  
JOHN R. WILLHITE

SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
Commercial  
Industrial

MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
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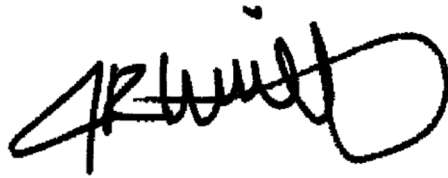
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Lawn Company And More Properties, LLC (re: 333 St. Louis Ave., Valley Park, MO 63088)

1028 Shadowoak Dr.  
Ballwin, MO 63021

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Associates:

MICHAEL S. BLANSIT  
JAMES D. BOLES  
KENNETH R. SCHAEFFLER  
ERIC A. SKELTON  
JOHN R. WILLHITE

SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
Commercial  
Industrial

MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
WATER RESOURCES

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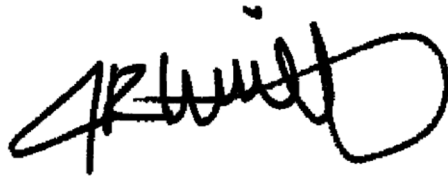
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

RRC Properties, LLC (re: 345 St. Louis Ave., Valley Park, MO 63088)  
4015 Indian Ridge Dr.  
Pacific, MO 63069

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear RRC Properties, LLC,

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021, via ZOOM (link to be found at [www.valleyparkmo.org](http://www.valleyparkmo.org)) to consider multiple requests related to the expansion of an existing business, O.J. Laughlin Plumbing Company, located at 300 St. Louis Avenue, 306 St. Louis Avenue, and 312 St. Louis Avenue, and expanding to 314 St. Louis Avenue, 316 St. Louis Avenue, 318 St. Louis Avenue, and 303 Benton Street. Applications for a Conditional Use Permit, Site Plan Review, and a Lot Consolidation Plat have been submitted by The Clayton Engineering Company on behalf of O.J. Laughlin Plumbing Company for the properties. An application requesting rezoning of the property addressed 303 Benton Street from R-1 Residential to C-1 Neighborhood Commercial has also been submitted.

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Associates:  
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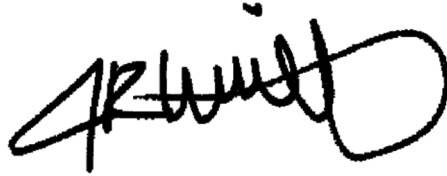
SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
Commercial  
Industrial

MUNICIPAL ENGINEERING  
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SANITARY ENGINEERING  
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

H & H Sheet Metal & Contracting Co. (re: 401 St. Louis Ave., Valley Park, MO 63088)  
411 St. Louis Ave.  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

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JAMES D. BOLES  
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SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

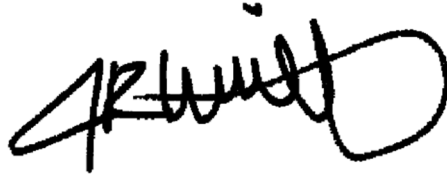
Residential  
Commercial  
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MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
WATER RESOURCES



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Sincerely,

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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

E. Gene & Freida M. Renner (re: 402 St. Louis Ave., Valley Park, MO 63088)  
3530 North Kimball Dr.  
Kansas City, MO 64161

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

Associates:  
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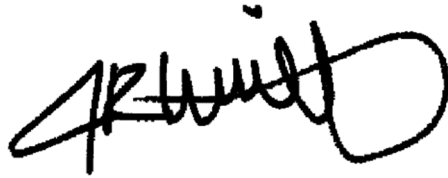
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Shirley Ann Shields (re: 401 Benton Street, Valley Park, MO 63088)  
401 Benton Street  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
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SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
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Industrial

MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
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WATER RESOURCES

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear Shirley Ann Shields,

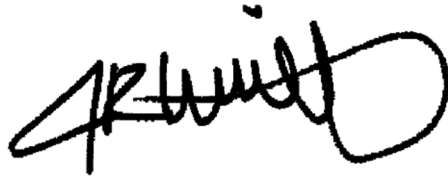
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Ridgemoor Investments, Inc. (re: 402 Benton Street, Valley Park, MO 63088)  
402 Benton Street  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear Ridgemoor Investments, Inc.,

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ERIC A. SKELTON  
JOHN R. WILLHITE

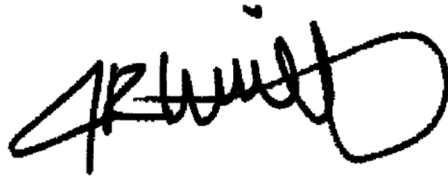
SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
Commercial  
Industrial

MUNICIPAL ENGINEERING  
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WATER RESOURCES

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Sincerely,

A handwritten signature in black ink, appearing to read "JR Willhite", with a large, stylized loop at the end.

JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

William J & Stephanie Reynolds (re: 336 Benton Street, Valley Park, MO 63088)  
336 Benton Street  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

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WATER RESOURCES

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear William J & Stephanie Reynolds,

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021, via ZOOM (link to be found at [www.valleyparkmo.org](http://www.valleyparkmo.org)) to consider multiple requests related to the expansion of an existing business, O.J. Laughlin Plumbing Company, located at 300 St. Louis Avenue, 306 St. Louis Avenue, and 312 St. Louis Avenue, and expanding to 314 St. Louis Avenue, 316 St. Louis Avenue, 318 St. Louis Avenue, and 303 Benton Street. Applications for a Conditional Use Permit, Site Plan Review, and a Lot Consolidation Plat have been submitted by The Clayton Engineering Company on behalf of O.J. Laughlin Plumbing Company for the properties. An application requesting rezoning of the property addressed 303 Benton Street from R-1 Residential to C-1 Neighborhood Commercial has also been submitted.

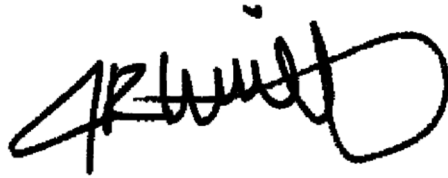
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(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

William J. & Stephanie S. Reynolds (re: 334 Benton Street, Valley Park, MO 63088)  
531 Vest Ave.  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
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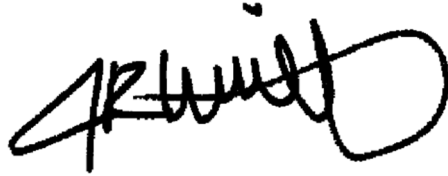
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

City of Valley Park (re: 300 Benton Street, Valley Park, MO 63088)  
300 Benton Street  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
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B. AUSTIN DESAIN  
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JAMES D. BOLES  
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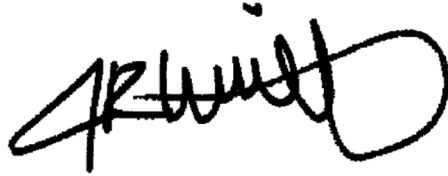
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

WCL Property Holdings, LLC (re: 224 Benton Street, Valley Park, MO 63088)  
650 Woods Mill Rd.  
Ballwin, MO 63011

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

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WATER RESOURCES

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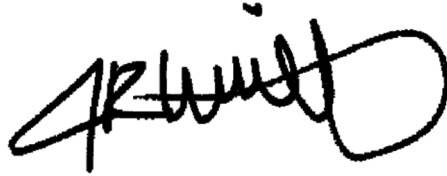
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Legendary Capitals, LLC (re: 237 Benton Street, Valley Park, MO 63088)  
245 North Euclid Ave., #2S  
St. Louis, MO 63108

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
Vice President of Engineering

B. AUSTIN DESAIN  
Vice President of Surveying

**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

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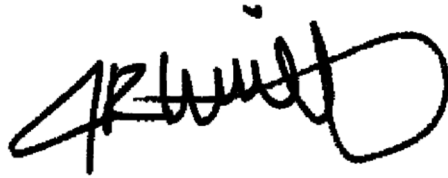
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

William J. & Stephanie S. Reynolds (re: 303 Benton Street, Valley Park, MO 63088)  
531 Vest Ave.  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

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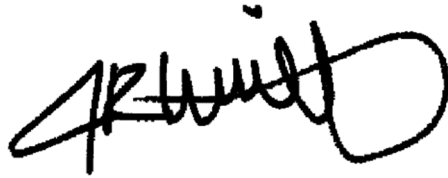
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ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

William E. Sidwell (re: 333 Benton Street, Valley Park, MO 63088)  
617 Leonard Ave.  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

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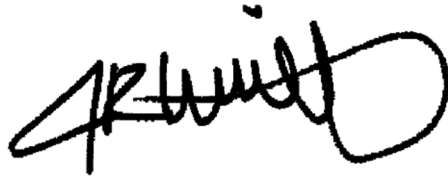
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JR Willhite, PE  
(314) 692-8888



ENGINEERS • SURVEYORS • PLANNERS

May 3, 2021

Timothy R. Carew (re: 339 Benton Street, Valley Park, MO 63088)  
339 Benton Street  
Valley Park, MO 63088

STEVEN W. QUIGLEY  
President

GREG M. STALEY  
Vice President of Operations

ERIK J. STALEY  
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**RE: NOTICE OF PUBLIC HEARING for O.J. Laughlin Plumbing Company (300 St. Louis Avenue) Conditional Use Permit, Site Plan Review, Rezoning, Alley Vacation, and Lot Consolidation Plat**

Dear Timothy R. Carew,

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021, via ZOOM (link to be found at [www.valleyparkmo.org](http://www.valleyparkmo.org)) to consider multiple requests related to the expansion of an existing business, O.J. Laughlin Plumbing Company, located at 300 St. Louis Avenue, 306 St. Louis Avenue, and 312 St. Louis Avenue, and expanding to 314 St. Louis Avenue, 316 St. Louis Avenue, 318 St. Louis Avenue, and 303 Benton Street. Applications for a Conditional Use Permit, Site Plan Review, and a Lot Consolidation Plat have been submitted by The Clayton Engineering Company on behalf of O.J. Laughlin Plumbing Company for the properties. An application requesting rezoning of the property addressed 303 Benton Street from R-1 Residential to C-1 Neighborhood Commercial has also been submitted.

Founded in 1951, O.J. Laughlin Plumbing Company is a proud part of Valley Park's community and economy. They are now seeking approvals to improve and expand their facilities. O.J. Laughlin Plumbing Company's existing space at 300, 306, and 312 St. Louis Avenue has become outgrown and cramped.

They would like to seize the opportunity to expand into and improve neighboring lots to the east and north which have recently become available. 314, 316, and 318 St. Louis Avenue, to the east, are already appropriately zoned C-1 Neighborhood Commercial. 303 Benton Street, to the north, has been requested to be rezoned C-1, like adjacent properties to the south and west, to support the proposed development. To accommodate the proposed building addition, O.J. Laughlin Plumbing Company is seeking to consolidate these lots with their existing property and vacate existing overgrown alleys between. These property line revisions will accommodate the construction of a new building addition to expand to the east from the existing warehouse building at 306 St. Louis Avenue and a secure, screened outdoor material staging and storage space. As this development is located at the boundary of R-1 Residential area to the northeast and C-1 Neighborhood Commercial area to the southwest, plantings and decorative wood and masonry fence will provide an attractive buffer around the proposed outdoor storage area.

Associates:  
MICHAEL S. BLANSIT  
JAMES D. BOLES  
KENNETH R. SCHAEFFLER  
ERIC A. SKELTON  
JOHN R. WILLHITE

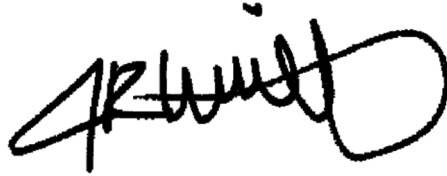
SURVEYING  
PLANNING  
DEVELOPMENT ENGINEERING

Residential  
Commercial  
Industrial

MUNICIPAL ENGINEERING  
HIGHWAY ENGINEERING  
SANITARY ENGINEERING  
WATER RESOURCES

O.J. Laughlin Plumbing is seeking approval for the above improvements to expand and help their business better serve the community. A public hearing addressing these improvements will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, May 24, 2021. At said hearing interested parties and citizens shall have an opportunity to be heard. Any questions or inquiries should be directed to Dusty Hosna, City Administrator, at 636-861-1385 during regular office hours.

Sincerely,

A handwritten signature in black ink, appearing to read "JR Willhite", with a large, stylized loop at the end.

JR Willhite, PE  
(314) 692-8888





May 4, 2021

City of Valley Park  
Planning & Zoning Commission  
320 Benton Street  
Valley Park, MO 63088

RE: Proposed Alley Vacate

To Whom It May Concern,

This letter is to serve as a formal request for the City of Valley Park to vacate the alley on the north side of 306, 312, 314, 316 & 318 St. Louis Avenue, where it is adjacent to 303 Benton Street. In addition, this letter is requesting that the portion of the alley on the east side of 300 St. Louis Avenue and 211 & 213 Third Street be vacated where it is adjacent to 306 St. Louis Ave and 303 Benton Street. I will be the property owner on all borders to this alley under the proposed transaction, except for 211 and 213 Third Street. The neighbors at 211 and 213 Third Street have indicated they would not oppose the alley being vacated. Please let me know if you have any questions or require additional information. Your assistance with this matter would be greatly appreciated.

Sincerely,

Daniel P. Laughlin  
Managing Partner of LDSD, LLC (Proposed Property Owner)  
President & CEO of O.J. Laughlin Plumbing Company, Inc.

PLUMBING • PIPING • DESIGN/BUILD





**City of Valley Park**  
**320 Benton Street**  
**Valley Park, MO 63088**  
**636-225-5171**

## **Conditional Use Permit Application**

Property Address: 303 Benton Street & 300, 306, 312, 314, 316, & 318 St. Louis Ave

Brief Project Description: To expand existing plumbing business into neighboring lots

(Additional pertinent material describing the project may be attached)

### ***Submission Requirements Checklist***

- o Filing fee.
- o Out boundary plat of the property.
- o A proposed site plan if changes are proposed as part of the use operation.
- o List of property owners and addresses within 200 feet of subject property.
- o A letter addressed to the Planning and Zoning Commission formally requesting the CUP. The letter should describe the pro-posed use, location and hours of operation. The letter should also address the following Burden of Proof requirements.
  - In presenting any application for a conditional use permit to the Planning Commission for review and approval, the burden of proof shall rest with the applicant to provide any necessary evidence required by the Commission to clearly indicate that the proposed conditional use shall meet the following criteria:
    - a. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regula-tions, yard regulations and use limitations.
    - b. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
    - c. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
    - d. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connec-tion with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not domi-nate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applica-ble zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consid-eration shall be given to:
      - i. The location, nature and height of buildings, structures, walls, and fences on the site, and
      - ii. The nature and extent of proposed landscaping and screening on the site.
    - e. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.
    - f. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
    - g. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

### ***Notice Process Summary***

Requests are reviewed during a public hearing held before the Planning and Zoning Commission. Public hearings are advertised in a newspaper of general circulation and with a sign posted on the property 15 days prior to the public hearing date. The applicant is responsible for mailing public hearing notices to property owners within 200 feet of the subject property. Mailed notices shall be postmarked at least 15 days prior to the public hearing date. The Planning and Zoning Commission decision shall be submitted to the Board of Aldermen. The Board of Aldermen may accept the decision or choose to review the request. Protest petitions or appeals of decisions must be filed with the City Clerk and will be heard by the Board of Aldermen. See the City Code section below for detailed requirements and process.

**Article X Special Procedures and Regulations, Section 405.610 Conditional Use Permit Procedure**

**Parties of Interest**

Legal Name to which this Permit is to be issued: LDSD, LLC (Attn: Mr. Dan Laughlin)

**Contact Person for the Business/Use**

Name: Mr. Dan Laughlin

Address: 306 St. Louis Ave., Valley Park, MO 63088

Phone Number: (636) 225-0992

Email: DanL@OJLaughlin.com

**Interested Party**

Name: LDSD, LLC (Attn: Mr. Dan Laughlin)

Address: 3425 Remington Heights Drive, Wildwood, MO 63038

Phone Number: (314) 581-6474

Email: DanL@OJLaughlin.com

Interest in Property (owner/tenant/agent/etc.): Prospective Owner

**Property Owner (if different from above)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**Site Description**

Property Legal Description: Lots 1-4, 11-22, & 29-33 of Block 16 of Valley Park Subdivision

Current Zoning: C-1 (300, 306, 312, 314, 316, 318 St Louis Ave) & R-2 (303 Benton St) Proposed Zoning: C-1 Neighborhood Business

Current Use: Plumbing (300, 306, 312 St Louis Ave) & Residential (303 Benton & 314, 316, 318 St Louis) Proposed Use: Plumbing Services

Total Site Area: 1.78 ac. (Including proposed alley vacation)


Total Building Area: approx. 16,400 s.f. footprint Number of Building Floors: 2

Total Number of On-site Parking Spaces: 24 Passenger Veh. Spaces Parking Location: Front & Side of Building

Proposed Days and Hours of Operation: Monday - Friday 5 AM - 6 PM

**Signatures**

Applicant Name: Mr. Dan Laughlin Relation to Request: Business Owner/Property Owner

Signature:  Date: 5-4-21

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_





CITY OF VALLEY PARK  
320 Benton Street  
Valley Park, Missouri 63088  
Phone: 636-225-5171 • Fax: 636-225-0643 • [www.valleyparkmo.org](http://www.valleyparkmo.org)

## Rezoning Application

### Parties of Interest

Name of Applicant: Mr. Dan Laughlin  
Address: 306 St. Louis Ave., Valley Park, MO 63038  
Phone Number: (636) 225-0992 Email: DanL@OJLaughlin.com  
Name of Interested Party: LDSD, LLC (Attn: Mr. Dan Laughlin)  
Address: 3425 Remington Heights Drive, Wildwood, MO 63038  
Phone Number: (314) 581-6474 Email: DanL@OJLaughlin.com  
Interest in Property (property owner/tenant/agent/resident/etc.): Business Owner/Prospective Property Owner

### Rezoning Request

Address of Property: 303 Benton Street  
Locator ID of Property: 26P431164  
Current Zoning District: R-2 Residence Requested Zoning District: C-1 Neighborhood Business

### Submission Requirements Checklist

- ☐ Filing fee.
- ☐ A legal description of the property.
- ☐ A scaled map of the property, correlated with the legal description, and clearly showing the property's location.
- ☐ A complete list of names and addresses of all property owners within 200 hundred lineal feet of any point of the property, including those property owners across street rights-of-way and railroad rights-of-way.
- ☐ A letter addressing the reason for the proposed rezoning and Section 405.930 Findings of Fact Required.
- ☐ Additional pertinent material to the request may be attached.

### Notice and Process Summary

Requests are reviewed during a public hearing held before the Planning and Zoning Commission. Public hearings are advertised in a newspaper of general circulation 15 days prior to the public hearing date. The Planning and Zoning Commission may continue the request to a subsequent hearing or make a recommendation to the Board of Aldermen to approve, conditionally approve, or deny the request. The Board of Aldermen shall host a public hearing to review the request and recommendation of the Planning and Zoning Commission. Such public hearing shall be advertised as required. The Board of Aldermen may confirm the Planning and Zoning Commission recommendation, overrule the Planning and Zoning Commission recommendation or refer the request back to the Planning and Zoning Commission for additional review. See the City Code section below for detailed requirements and process. *Chapter 405 Zoning Regulations, Article XII Amendments*

### Signature(s)

Name(s): Daniel P. Laughlin  
Signature(s): [Signature] Date: 5-4-21

City of Valley Park  
320 Benton Street  
Valley Park, MO 63088  
(636) 225-2676  
gdenormandie@valleyparkmo.org



## Site Plan Application

Date: 05/03/2021

PROJECT ADDRESS: 303 Benton St & 300, 306, 312, 314, 316, & 318 St Louis Avenue

Owner: LDSD, LLC (Attn: Mr. Dan Laughlin)

Address: 3425 Remington Heights Drive

Phone: (314) 581-6474

City, State, Zip: Wildwood, MO 63038

Email: DanL@OJLaughlin.com

Applicant: Mr. Dan Laughlin

Address: 306 St Louis Ave

Phone: (636) 225-0992

City, State, Zip: Valley Park, MO 63088

Email: DanL@OJLaughlin.com

Please submit completed Application along with 2 Hard Copies & 1 Electronic Copy for Initial Review.  
Applications must be submitted 14 business days prior to the Planning & Zoning Meeting.

(NOTE: 12 sets will be due seven days prior to the Planning & Zoning meeting)

**Fee for Site Plan Application: \$300.00.** Additional incurred costs to the city for off site, third party plans examination shall be documented and added to the permit fee.

Contractor/Engineer: The Clayton Engineering Company, Inc. (Attn: JR Willhite, PE)

Address: 2268 Welsch Industrial Ct

Phone: (314) 692-8888

City, State, Zip: Maryland Heights, MO 63146

Email: JRWillhite@ClaytonEng.com

I hereby certify that the information contained in this application and accompanying documents are correct, and that I will conform to all applicable laws of the City of Valley Park Missouri.

Applicant Signature: [Signature] Date: 5-4-21

Applicant's Name Printed: Mr. Dan Laughlin

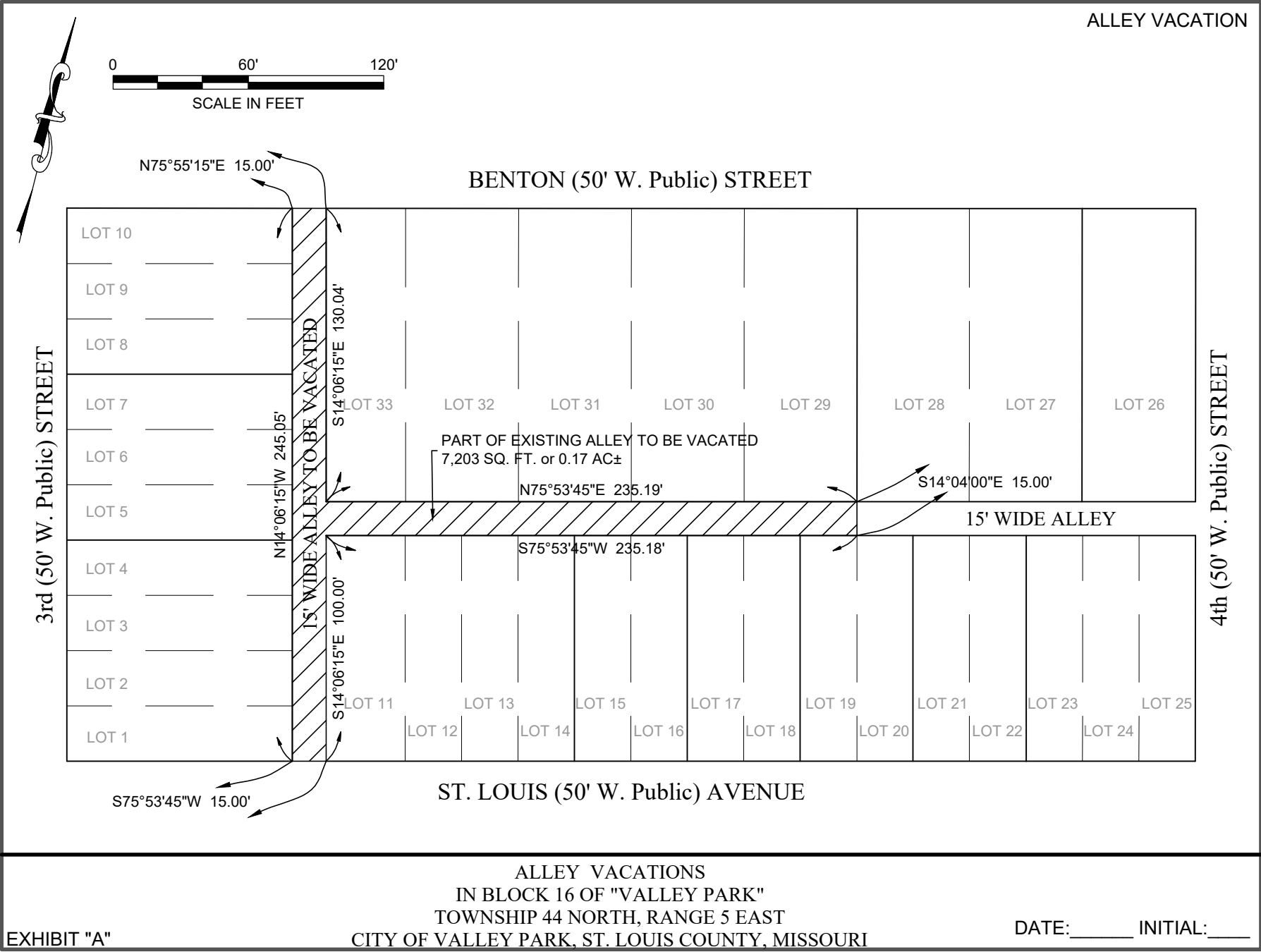
### FOR OFFICE USE ONLY BELOW

SITE PLAN: APPROVED: ☐ DENIED: ☐

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Chairman, Planning, Zoning

Site Plan Approval Fee: Fee paid on: \_\_\_\_\_ Amount: \_\_\_\_\_ Check#: \_\_\_\_\_



ALLEY VACATIONS  
IN BLOCK 16 OF "VALLEY PARK"  
TOWNSHIP 44 NORTH, RANGE 5 EAST  
CITY OF VALLEY PARK, ST. LOUIS COUNTY, MISSOURI

DATE: \_\_\_\_\_ INITIAL: \_\_\_\_\_



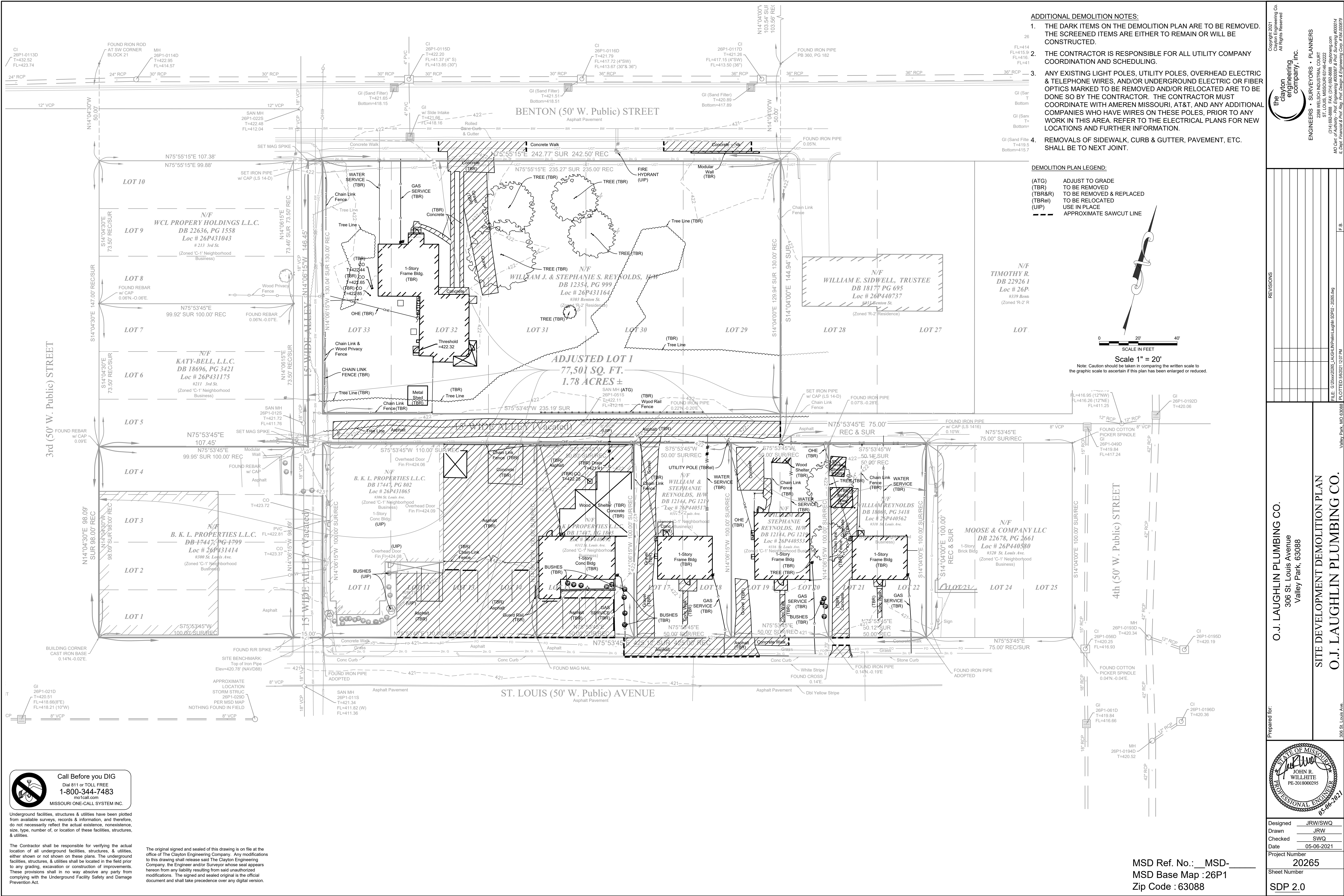
## CITY OF VALLEY PARK, ST. LOUIS COUNTY, MISSOURI



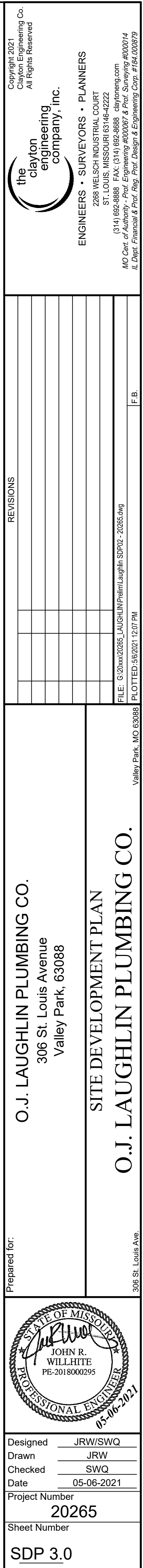
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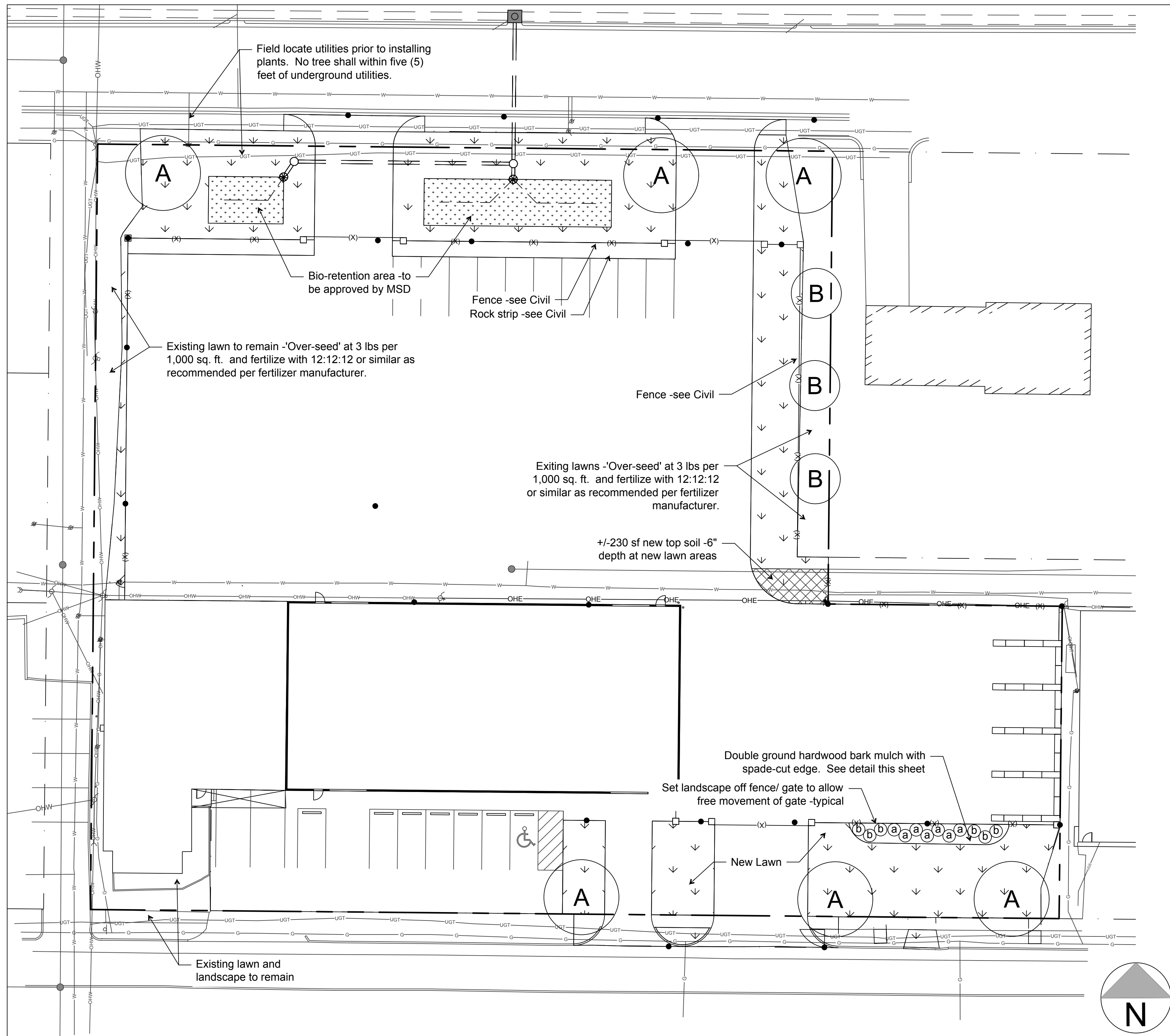






MSD Ref. No.:\_\_MSD.  
MSD Base Map :26P1  
Zip Code : 63088



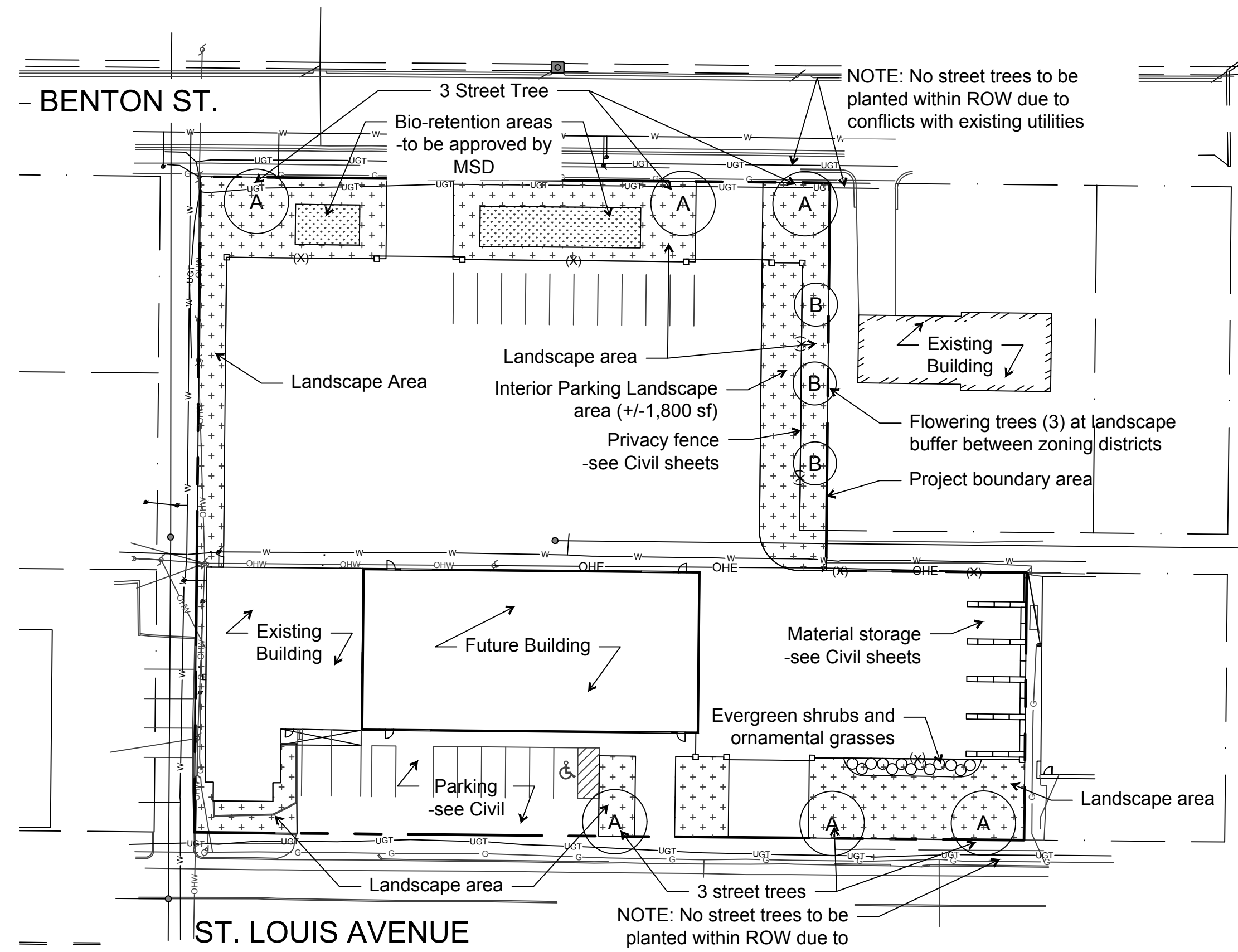


## 1 Landscape Planting Plan

Landscape Planting Schedule				
Sym	Qty	Common Name	Botanical Name	Size
A	6	Thornless Honey Locust	Gleditsia triacanthos f. inermis	3" Cal.
B	3	Redbud	Cersis canadensis	2" Cal.
a	7	Gold Tip Juniper	Juniperus x pfitzeriana 'Gold Coast	5 Gal.
b	6	Red Switch Grass	Panicum virgatum 'Rotstrahlbusch'	1 Gal.
9,740		Sq. Ft. Fescue Seed and Straw Blanket		
3,800		Sq. Ft. Existing Lawn -over seed		
1,260		Bio-Retention landscape -to be approved by MSD -see Civil		
110		Sq. Ft. Double Ground Bark Mulch		

### GENERAL PLAN NOTES:

- Contractor is responsible for installing all plant material, sod, topsoil, and mulch as shown on plan and in specifications. Landscape quantities shown for reference and bid comparison only, contractor to furnish and install plant quantities shown on plan. Notify Owner/ Landscape Architect of any discrepancies.
- Contractor shall provide images of proposed plants, samples and all other submittals described in specifications.
- Contractor to field locate all utilities within construction limits prior to construction.
- Contractor shall water all landscape plantings and lawn areas until substantial completion -see specifications.
- Contractor to seed and straw all disturbed area with fescue seed at 10 lbs per 1,000 sq. ft. and provide 12:12:12 fertilizer or similar as recommended by manufacturer.
- Contractor to over-seed existing lawn areas with fescue seed at 3 lbs per 1,000 sq. ft. and provide 12:12:12 fertilizer or similar as recommended by manufacturer.
- Provide plants, of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- Contractor to review and field verify existing and proposed conditions prior to construction.
- Contractor is responsible to field locate all utilities prior to installation. Field adjust plants as required to avoid utilities.
- See Specifications for full requirements including warranty/ maintenance period(s), and landscape watering requirements.
- Contractor to one year warranty that begins at owner acceptance of landscape.
- Plan(s) do not constitute contractor means and methods. Job site safety and project coordination is responsibility of contractor(s).



## 2 Planning and Zoning Landscape Diagram

### Chapter 405, Article VII. Off-Street Parking and Loading

Section 405.350 Screening and Landscape  
A.2 ROW at Benton Street less entry drive  
185 Lin. Ft. = 5.3 or 3 trees  
35 Lin. Ft. provided

NOTE: 2 required street trees are not proposed due to conflicts with existing utilities and MSD required bio-retention areas

ROW at St. Louis Ave. less entry drive  
120 Lin. Ft. = 3.4 or 3 trees  
35 Lin. Ft. provided

A.3 6 foot fence and 3 flowering trees provided adjoining residential property

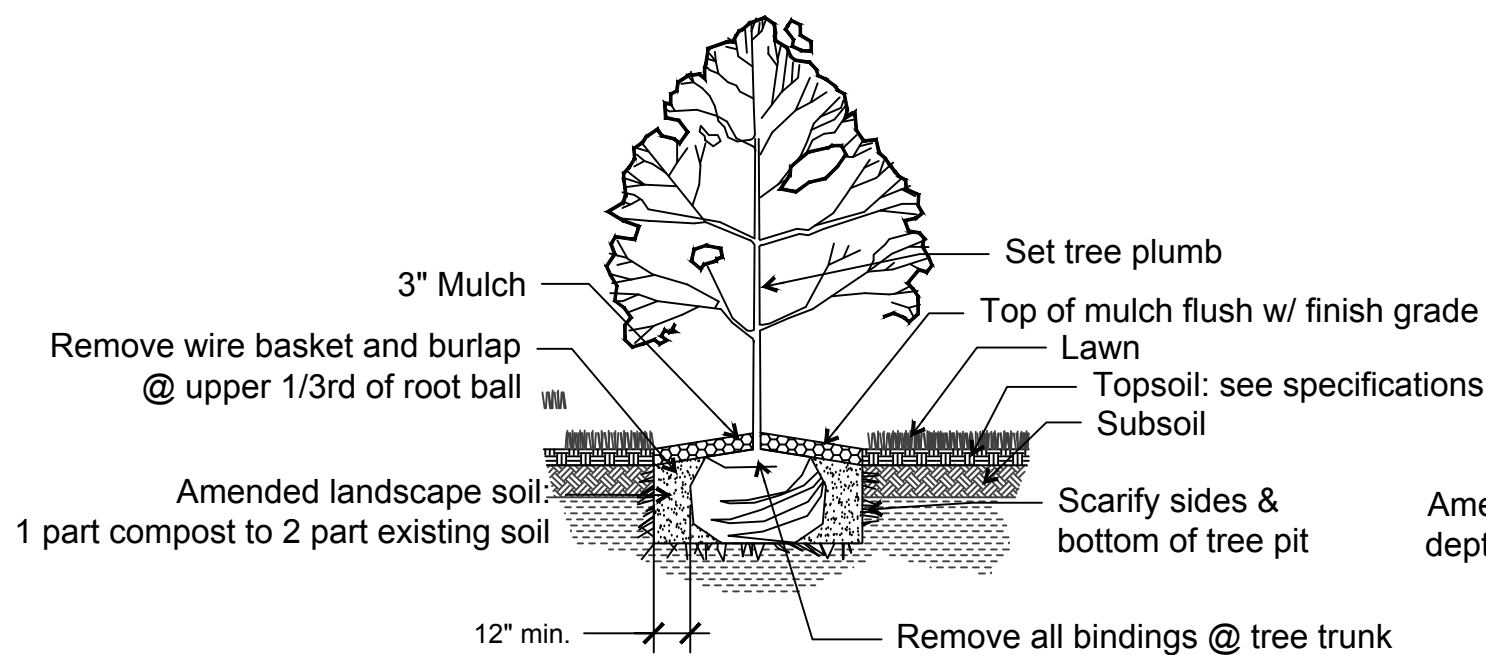
A.4 19 new parking stall provided  
10 sq. ft. x 19 = 190 interior landscape area.  
+/-1,800 sq. ft. provided

A.5.a Parking lot Screening at Benton Street:  
6' tall privacy fence

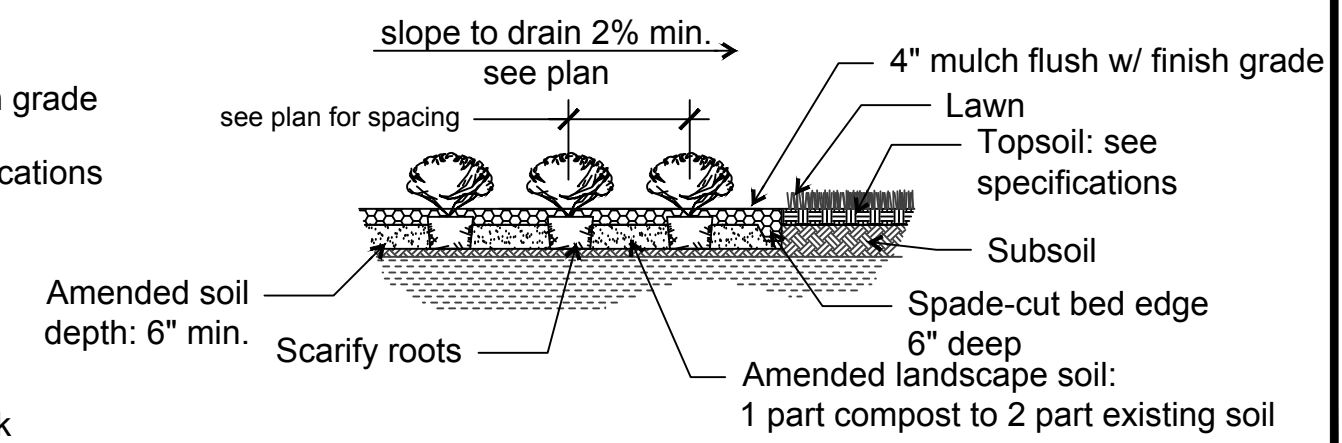
A.5.b Parking lot Screening at St. Louis Ave.:  
6' tall privacy fence with 7 shrubs and 6 ornamental grasses

A.6 Proposed street trees shall be 3" Caliper

NOTE: Additional evergreen shrubs and ornamental grasses are provided between ROW and parking areas.



### SHADE TREE PLANTING DETAIL



### PLANTING DETAIL WITH MULCH

DERMODY & ASSOCIATES

Uisce beatha



LANDSCAPE ARCHITECTS  
p h # 3 1 4 . 2 0 5 . 8 8 7 1  
Missouri Certificate of Authority  
# 2 0 0 9 0 2 0 2 0 8

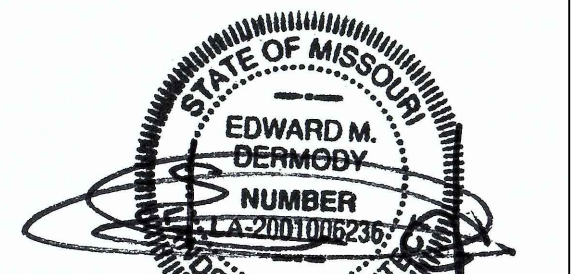
Consultants:

Landscape Development Plan for:  
O.J. LAUGHLIN PLUMBING CO.  
306 St. Louis Avenue  
Valley Park, MO 63088

Drawing prepared for:  
THE CLAYTON ENGINEERING COMPANY, INC  
2288 Welsch Rd.  
St. Louis, MO 63145

### Revisions:

No.	Description	Date:



5/6/2021

This drawing and the details on it are the sole property of the landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the landscape architect.

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Issue Date: May 6, 2021

Drawn by: EMD

Checked By: EMD

Sheet Title

## LANDSCAPE PLANTING PLAN

Project Number: 713.026

L1.0