

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, November 12<sup>th</sup>, 2018 7:00 p.m.**

The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, MO.

1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

**Present:** Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, Chuck Watson, Samantha Cerutti Wacker

**Absent:** Tony Gokenbach, John Borgmann

2) **Approval of the minutes from October 8<sup>th</sup>, 2018-Motion to approve, seconded, and passed without dissent.**

3) **Case No. 18-1101-**Maria Whitworth-Preliminary Plat approval for 4975/4979 South Point Road.

**John Nilges-** The applicant recently rezoned the property to R-1C Single Family Attached to allow for zero lot lines between each structure. This proposed plat allows subdivides the lot into Lot 77A and Lot 77B placing each duplex on a lot of its own. The plat shows the appropriate easements and meets the minimum lot size requirements of 6,000 square feet.

**After a short discussion, motion was made and seconded, passed without dissent.**

4) **Case No. 18-1102-**Charles & Linda Johnson-Special Use Permit-504 W. Third Street-Short term lodging.

**John Nilges-** According to Section 400.120 – A Vacation Rental Dwelling (short-term rental) located on a property zoned R-1B must obtain a Special Use Permit. The subject property is located R-1B. It is surrounded by single family residential homes with one home to the west being utilized as an “AirBnB” or short term vacation rental. Short term lodging is a low frequency use, creates minimal traffic, and does not create any commercial activity that should disturb the surrounding properties.

**After a short discussion, motion was made and seconded, passed without dissent.**

5) **Other Business-**Historic Preservation Landmark Information.

**After a short discussion, motion was made and seconded, passed without dissent to move on to Council.**

**Motion made to adjourn at 7:25, seconded and passed without dissent.**

**Approved:** \_\_\_\_\_  
**Thomas R. Holdmeier, Chairman**

**Next meeting of the Planning & Zoning Commission will be held December 10<sup>th</sup>, 2018**