

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, December 10<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:** Tony Gokenbach, Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Samantha Cerutti Wacker

**Absent:** Chuck Watson

2) **Approval of the minutes from November 12<sup>th</sup>, 2018-Motion to approve, seconded, and passed without dissent.**

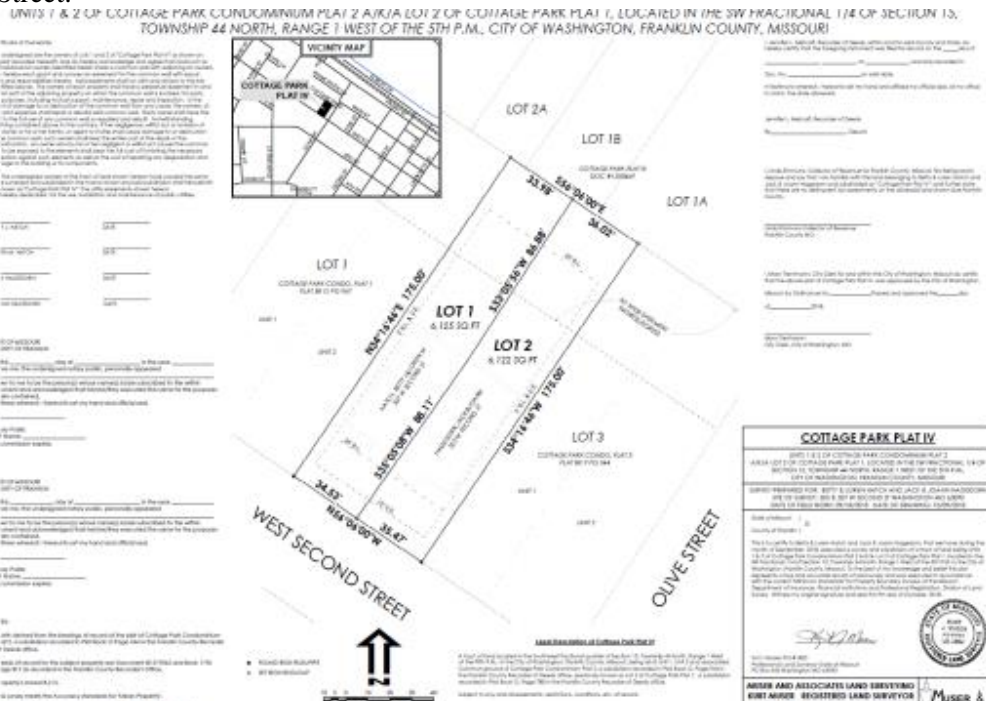
**Case No. 18-1103-Jack Hagedorn-Applicant is requesting a rezoning from R-2 Two-Family Residential to R-1C, Single Family Attached.**



**Sal Maniaci-**The applicant is requesting a rezoning from R-2 Two Family Residential to R-1C Single Family Attached. The property currently has a duplex on it. In order to subdivide the property into two lots and have a shared wall between the duplexes, it needs to be rezoned to R-1C. The proposed use will remain the same, the new zoning will just allow for a zero-lot line between the structures.

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

- 3) **Case No. 18-1104-Jack Hagedorn-Applicant is requesting a preliminary plat for 505 & 507 W. Second Street.**



**Sal Maniaci-** The applicant has also requested to rezone 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 1 and Lot 2 of the Cottage Park Plat IV Subdivision 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 and passed without dissent.**

- 4) **Case No. 18-1201**-Doug Riegel-Applicant is requesting to rezone 807 W. Fifth Street from R-3 to R-1B, Single Family Residential.



**Sal Maniaci**- The applicant is simultaneously requesting a preliminary plat to subdivide the Birchwood Plat into two lots and rezone 807 W. 5<sup>th</sup> Street as a newly created lot from R-3 Multi-Family to R-1B Single Family Residential. The newly created lot meets the minimum lot size and width requirements for the R-1B zone district. This corridor of 5<sup>th</sup> Street also has a mix of single family, multi family, and commercial zoning making the requested zoning compatible with the surrounding area. The proposal does not physically change anything in nature of the development and should not detrimentally impact the surrounding area.

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

5) **Case No. 18-1202-Doug Riegel-Applicant is requesting a preliminary plat for Birchwood Plat II.**  
 UNITS 1 & 2 OF COTTAGE PARK CONDOMINIUM PLAT 2 A/K/A LOT 2 OF COTTAGE PARK PLAT 1, LOCATED IN THE SW 1/4 SECTION 13,  
 TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI



**Sal Maniaci-** The applicant is simultaneously requesting a preliminary plat to subdivide the Birchwood Plat into two lots and rezone the new smaller lot with an existing home on it to single family residential. The proposed plat meets the zoning requirements of the existing zone district for the remaining lot and the width and size requirements for the proposed lot. The existing driveway that accesses the Birchwood townhomes is entirely on Lot 1B and does not require a cross access easement. The home, that is being subdivided off and rezoned is now proposed to be on Lot 1 A. The home does have a concrete drive off of Lot 1B, however, an access easement is not required as off-street parking is not a requirement in the proposed R-1B zone district. The proposal does not physically change anything in nature of the development and should not detrimentally impact the surrounding area.

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

- 6) **Case No. 18-1203**-Voluntary Annexation-Ed Schmelz-Hwy 100 & Bluff Road-Applicant is requesting to annex 19.5 acres located at the intersection of Hwy 100 and Bluff Road.



**Sal Maniaci**- The applicant has submitted an application to annex approximately 19.5 acres of land adjacent to City Limits at the intersection of Highway 100 and Bluff Road. The property has access to Highway 100 and will not require any extension of City Streets to be immediately developed.

The applicant has requested that the property be brought in to City limits as R-3 Multi Family Residential. Given the property's location adjacent to a major highway and its proximity to existing commercial and industrial uses, a high density residential development could be appropriate for the area. The City's future land use map does show the area as a potential commercial development. However, staff feels that the proposed use does not hinder the implementation of the Comprehensive Plan and would argue that the proposed zoning actually helps achieve certain goals set out in the comprehensive plan to diversify the City's housing options and provide more entry level housing.

All concerns of site development pertaining to layout, density, stormwater, access, etc. will be addressed during the site plan approval process and if City code requirements are met staff believes there should not be a major detriment to the surrounding properties.

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

**Motion made to adjourn at 7:45 , seconded and passed without dissent.**

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

Next meeting of the Planning & Zoning Commission will be held January 14<sup>th</sup>, 2019