

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Tuesday, November 13th, 2018 @ 7:00 P.M.**

- 1)** Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2)** Approval of Minutes from October 8th, 2018
- 3)** **Case No. 18-1101**-Maria Whitworth-Preliminary Plat approval for 4975/4979 South Point Road.
- 4)** **Case No. 18-1102**-Charles & Linda Johnson-Special Use Permit-504 W. Third Street-Short term lodging.
- 5)** **Other Business**-Historic Preservation Landmark Information.
- 6)** **Adjournment.**

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, October 8th, 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, Chuck Watson, Samantha Cerutti Wacker

- 2) **Approval of the minutes from September 10th, 2018-Motion to approve, seconded, and passed without dissent.**

- 3) **Case No. 18-1001-Rachel & Michael Rich-Applicant is requesting approval of a Special Use Permit for a Vacation Rental Dwelling located at 1020 W Fifth Street.**

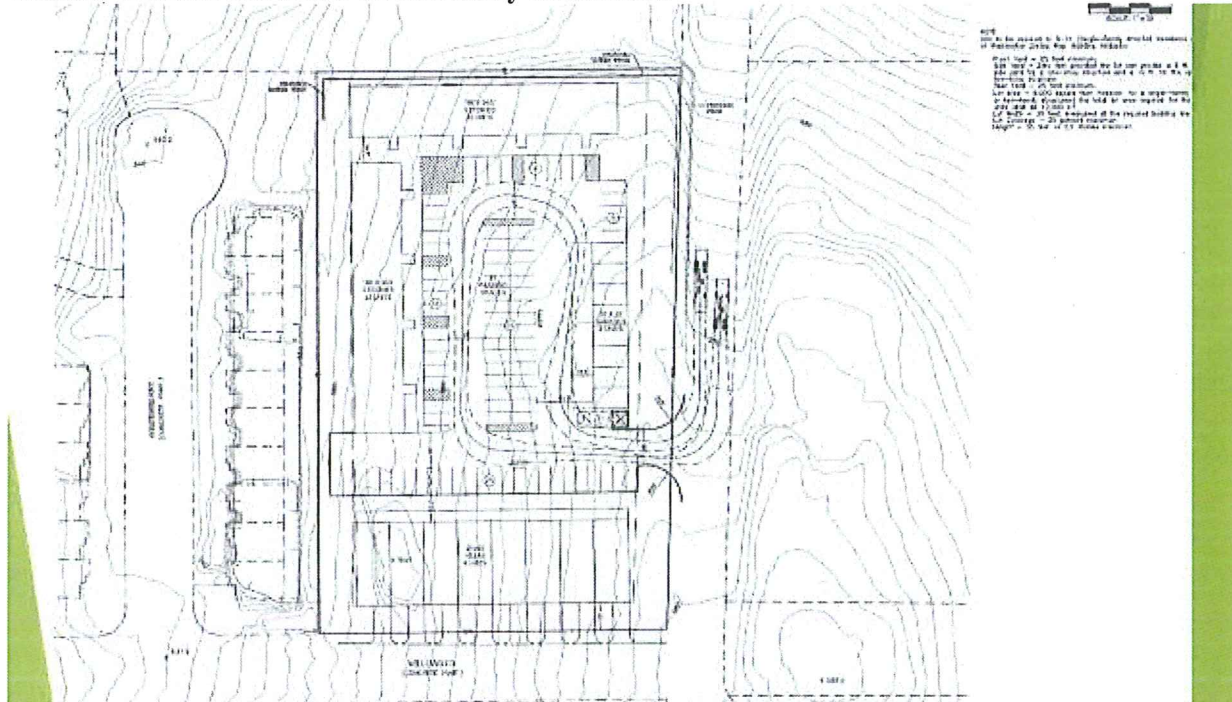
Sal Maniaci- According to Section 400.120 – A Vacation Rental Dwelling (short-term rental) located on a property zoned R-1B must obtain a Special Use Permit. The subject property is located R-1B. It is surrounded by single family residential homes with no other homes known being utilized as an “AirBnB” 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.

Recommendation:

Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 1020 W 5th Street.

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

4) **Case No. 18-1002-UNNCO Development Corporation-The applicant is requesting a rezoning from C-2 General Commercial to R-3 Multi Family Residential**



Sal Maniaci- The applicant is requesting approval to rezone approximately 2.4 acres located at 2550 E. 5th Street from C-2 General Commercial to R-3 Multi-Family Residential. The requested zoning in this particular area is in character with the surrounding uses. The property directly to the west, The Willows, is zoned R-4 Planned Residential and is considered a multi-family residential development. The subject property is also located in close proximity to high traffic commercial area along Highway 100 and East 5th creating an ideal situation for multi-family development. The applicant will be required to submit a site plan to City staff demonstrating that the development will meet the density, parking, buffer/landscaping, and all other code requirements. Given the ability to assure the development will meet all regulatory requirements staff believes the request to zone the property to multi-family residential is appropriate sees no reason doing so will detriment the surrounding properties.

Recommendation:

Given the nature of the surrounding area, staff believes that the subject property is more than appropriate for the proposed development. Staff recommends approval of the rezoning to R-3 Multi-Family Residential.

Andrea Straatmann-UNNCO Rep-The plan is to put two apartment buildings, a total of 52 units, we will have access off of Willows Court. We are planning on catching all the stormwater and pipe is south into the Tiger Carwash catch basin. All the units on the first floor will be given priority to handicapped and senior housing.

Samantha Wacker-How many floors in the building?

Andrea Straatmann-The west side of the property would have three floors, the one to the north would have two.

John Borgmann-About what square footage per unit?

Andrea Straatmann-They will all be 2 bedroom, about 800 sq. ft. Both units will be sprinkled.

UNNCO will be partnering with S&K Contractors. We will be doing the site development and they will be doing the building part.

Samantha Wacker-Will either of the companies be the property manager?

Andrea Straatmann-We are working through that.

Shawn Mayall-SK Contractors-We will be developing and owning the property. There is a waiting list at my current apartments. We will be managing the property also.

Jean Robertson-One of the owners from the Willows at the Lake. We are trapped when all this traffic starts developing above us. We are having a hard time now. Someone is going to get hurt on Fifth Street. The car wash doesn't help. We seniors are trapped below. We have one way in and one way out. Will the apartments have one or two car garages? I can sell and get out if this happens. Water runoff, how will that be taken care of?

Tom Holdmeier-They told us that it will be taken to the south, it will not run in the lake.

Jean Robertson-Will we be able to keep the name "Willows at the Lake"?

Sal Maniaci-You will remain that name. Will the apartments be for senior citizens?

Tom Holdmeier-The bottom floor will be.

Tony Gokenbach-We are not discussing the site plan, just if something can go there.

Jean Robertson-Will we be contacted to discuss the site plan in detail?

Sal Maniaci-No, that will be approved in house.

Jean Robertson-Is there a possibility that there could be another exit?

Sal Maniaci-We would not require that right now.

Janet Morris-Willows resident-We have lived there for three years. This is going to take away from our quiet and peaceful place. Kids will be coming to our area. We did not intend to deal with this.

Tom Holdmeier-We cannot tell the developer what they have to build.

Samantha Wacker-We are just looking at the zoning tonight. She quoted the code.

Janet Morris-Can we put up a sign that our road is private?

Sal Maniaci-No, it is a public street.

Judy Huntley-4037 Winterberry-We have had it good. My biggest concern is the exit/entrance with the traffic. What about a light at that intersection?

Sal Maniaci-We can take it to our Traffic Committee if it does create a problem with traffic. The citizens would bring the issue before them.

Wilma Luker-Willows Resident-We were wanting info from the developer. Where is the entrance/exit be, the trash bins, on-site manager, garages and carports, additional parking, those were the things I was wanting to know.

Andrea Straatmann-The plan is entrance off Willows Court. Row of garages on east side of property, trash bins will be in hidden storage. There are two parking spaces per unit, we are going to have a little bit more.

Shawn Mayall-There will not be an on-site manager. I will be there 3 to 4 times a day.

Andrea Straatmann-We will have an engineer look at the retaining wall so it does not effect it in any way. The building will be 25 feet away from it.

John Borgmann-Typically, how many people live in a unit that size.

Shawn Mayall-I have a lot of single people but usually two to three. I'll be around all the time.

Janet Morris-In regards to the stone wall, is there going to be a privacy fence?

Sal Maniaci-No, we will not require that.

Jean Robertson-Traffic is my concern. That is a lot of cars on Willows. Will the apartments egress onto Fifth Street?

Samantha Wacker-They said it will egress onto Willows.

Andrea Straatmann-Plans are very preliminary right now. We were not looking at any privacy fences or bushes.

Motion made and seconded, passed without dissent.

- 5) **Case No. 18-1003-Mercy/Jeff Wilson**-The applicant is requesting a rezoning from R-1A Single Family to C-2 General Commercial

Sal Maniaci-The applicant is requesting a rezoning from R-1A Single Family Residential to C-2 General Commercial. The City recently approved the applicant to place an “off premise” sign on the subject property advertising his business across Duncan Avenue. Since the proposed sign is located along MoDOT right-of-way, they also required approval of the sign location. In order to place the sign in this location MoDOT requires commercial zoning. The property in question is only 3,549 square ft. size and is oddly shaped making it unbuildable. The property could realistically only be utilized as a parking lot or for signage. Staff sees no issue with granting the request.

Recommendation:

Staff recommends approval of the request to rezone parcel #10-5-22.0-4-099-260.200 from R-1A Single Family Residential to C-2 General Commercial.

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

- 6) **Case No. 18-1004-Maria Whitworth**-Applicant is requesting to rezone 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 is currently vacant and has a buyer who wishes to construct 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.

Recommendation:

Staff recommends approval of the request to rezone 4975 and 4979 South Point Road from R-2 Two Family Residential to R-1C Single Family Attached.

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

- 7) **Code Revisions-Public Hearing**

Sal Maniaci-See attached.

Motion made to adjourn at 8:25, seconded and passed without dissent.

Approved: _____
Thomas R. Holdmeier, Chairman

Next meeting of the Planning & Zoning Commission will be held November 13th, 2018

D. STANDARDS

The following describes standards for the installation and use of electronic message display signs:

1. Zoning Districts: Electronic message display signs shall be permitted in the C-1, C-2, C-3, M-1, M-2 and PD-C, and PD-I Zoning Districts subject to meeting the standards and criteria described herein. Exceptions may be granted for churches, schools, government agencies and institutional uses located in any zoning district.

~~3.~~ 2. Size: The area of the electronic display panel shall vary according to location, as follows:

a. Maximum size of one hundred (100) square feet when located along Highway 47 and Highway 100.

b. Maximum size of thirty-two (32) square feet when located along all City streets, not be more than eighteen (18) square feet in size or fifty (50) percent of the total area of the sign, whichever is more restrictive.

~~3.~~ Height: The maximum height shall meet the requirements of the sign type set forth in this chapter. The maximum height, as measured from the prevailing grade to the top of the electronic message display panel on a ground-mounted or freestanding sign, shall vary according to the location, as follows:

~~a. Twelve (12) feet maximum height where located adjacent to major and collector streets and highways, as described on the City of Washington Street Classification Map.~~

~~b. Ten (10) feet maximum height where located adjacent to collector streets as described on the City of Washington Street Classification Map.~~

~~c. Eight (8) feet maximum height where located within 300 feet of any residential use or facility, or any hotel or lodging use, and where such sign is visible from such property as determined through the site plan review and approval processes of Chapter 400, Article IV.~~

~~d. The maximum height of such signs in any other location otherwise permitted by this Section shall be no greater than 10 feet in height to the top part of the electronic sign panel.~~

S . O-P t o e (intensity.)

F. LIGHTING INTENSITY AND COLOR

Daytime lighting intensity must automatically re-set to a lower level for night time hours. To ensure compliance with this Section, the sign must have an automatic brightness control linked to ambient light levels.

1. Brightness. Electronic message display shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum night time brightness level.
2. Electronic message display signs ~~shall be not exceed a maximum illumination of 300 NITS during nighttime ours (between dusk and dawn) and a maximum illumination of 5,000 NITS during daylight hours or the maximum illumination during nighttime hours may only be 10% of the maximum illumination of daytime hours.~~ City Council has the authority to determine sign a safety hazard and require the brightness to be adjusted, whichever is more restrictive.
3. ~~Displays that use large background areas of bright white or other high intensity colors are prohibited.~~

The New EMD section of the code would read as follows:

SECTION 405.085 – ELECTRONIC MESSAGE DISPLAYS

A. PURPOSE

These regulations provide standards and procedures for the safe and appropriate use of electronic message display signs. The regulations are intended to ensure the use of such signs will not have a detrimental effect on the surrounding area or the public welfare, and will be consistent with the purpose and intent of this Chapter.

B PROCEDURES

Electronic message display signs shall be subject to the site plan review and approval processes of **Chapter 400, Article IV.**

C. MODES OF OPERATION

The following modes of operation are described for electronic message signs:

1. Static - Signs which include no animation or effects simulating animation.
2. Fade - Signs where static messages are changed by means of varying light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases in intensity to the point of legibility.
3. Dissolve - Signs where static messages are changed by means of varying light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message.
4. Traveling - Signs where the message is changed by the apparent horizontal movement of the letters or graphic elements of the message.
5. Scrolling - Signs where the message is changed by the apparent vertical movement of the letters or graphic elements of the message.

D. STANDARDS

The following describes standards for the installation and use of electronic message display signs:

1. Zoning Districts: Electronic message display signs shall be permitted in the C-1, C-2, C-3, M-1, M-2 and PD-C, and PD-I Zoning Districts subject to meeting the standards and criteria described herein. Exceptions may be granted for churches, schools, government agencies and institutional uses located in any zoning district.
1. Size: The area of the electronic display panel shall vary according to location, as follows:
 - a. Maximum size of one hundred (100) square feet when located along Highway 47 and Highway 100.
 - b. Maximum size of thirty-two (32) square feet when located along all City streets.

3. Height: The maximum height shall meet the requirements of the sign type set forth in this chapter.
6. Hours of Operation: Where electronic message display signs may face residential property in adjacent residential zoning districts, such displays shall be turned off by 10:00 p.m. or by a time established in conjunction with the site plan review and approval process.
7. Sign Type: Electronic message display signs may be incorporated into freestanding signs or wall mounted signs;
8. Number: Only one (1) electronic message display sign shall be allowed as part of a shopping center sign and only one (1) such sign shall be permitted per street frontage for a shopping center. For individual uses, only one (1) electronic message display sign shall be permitted on the premises per use.
9. Distance from Residential Use: Electronic message displays signs shall not be located within 100 feet of any residence or residential zoning district as measured from the sign to the property line of the residential use.
10. Distance from Other Signs: Electronic message display signs must be spaced a minimum of 150 feet from other electronic message display signs.

F. LIGHTING INTENSITY AND COLOR

Daytime lighting intensity must automatically re-set to a lower level for night time hours. To ensure compliance with this Section, the sign must have an automatic brightness control linked to ambient light levels.

1. Brightness. Electronic message display shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum night time brightness level.
2. Electronic message display signs maximum illumination during nighttime hours may only be 10% of the maximum illumination of daytime hours. City Council has the authority to determine sign a safety hazard and require the brightness to be adjusted.
- 3.

G. Exemptions

The following shall not require a sign permit:

1. Temporary governmental signs, including emergency warning signs, traffic control signs, special event signs, temporary information signs or similar applications using electronic message displays.
2. Electronic "Open" or "Closed" type signs displayed in windows of businesses provided they are no more than two (2) square feet in size.

H. Exceptions

The following types of electronic signs shall be permitted for approved uses subject to obtaining a sign permit:

1. Gasoline price signs with electronic price numbers shall be permitted for service stations and fueling centers where incorporated into permitted on-premise signs.
2. Time and temperature signs that provide illuminated numbers only may be located in commercial districts. Such signs may be integrated with signs that identify the primary property use or be installed as independent signs provided the electronic display panel does not exceed eight (8) square feet in area and is in conformance with height standards described in this Section.

I. PROHIBITED ELECTRONIC MESSAGE SIGNS

1. Electronic message display signs shall be prohibited within any City Historic District, design review area, or any other districts or properties listed on the National Register of Historic Places or any locally designated historic landmark, unless determined as a contributing element to the historic district or landmark.
2. Off-premise signs, billboards, portable signs and temporary signs, except where permitted by this Chapter.

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: November 13, 2018

Re: File # 18-1101

Synopsis: The applicant is requesting a preliminary plat for 4975 and 4979 South Point Road

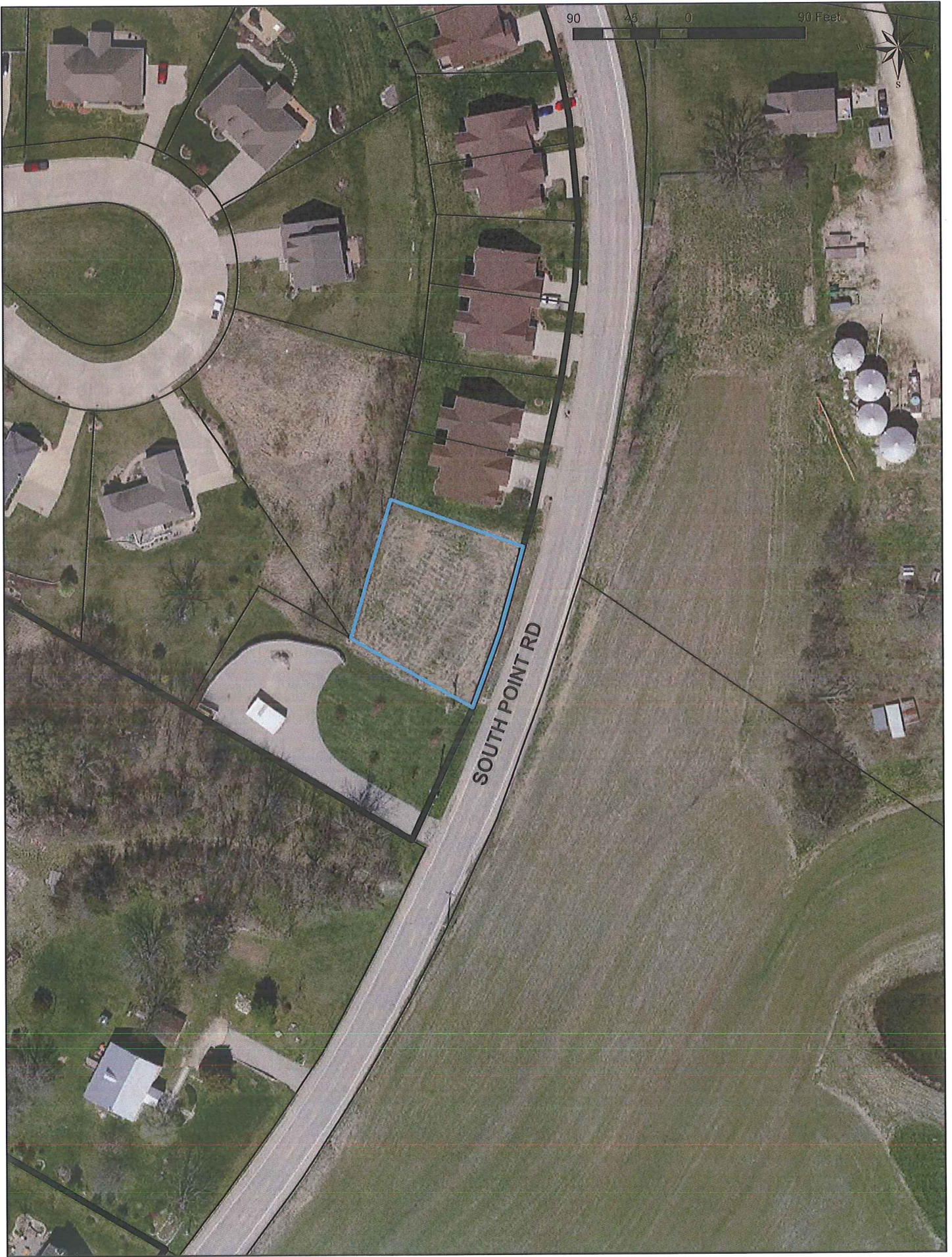
Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Duplexes	R-2 / R-1C
South	City Well	R-1A
East	Vacant Property	N/A
West	Single Family Residential	R-1A

Analysis:

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.

Recommendation:

Staff recommends approval of Preliminary Plat for Stonecrest Resubdivision of Lot 77.



STONE CREST RESUBDIVISION OF LOT 77

BEING A RESUBD. OF LOT 77 OF STONE CREST
SUBD. PLAT 3 IN PT. U.S. SURVEY NO. 1912
AND PT. FRACTIONAL SEC. 36, T44N, R1W OF
THE 5TH P.M. IN THE CITY OF WASHINGTON,
FRANKLIN COUNTY, MO

NOTES:

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown or line stakes provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown herein are correct.

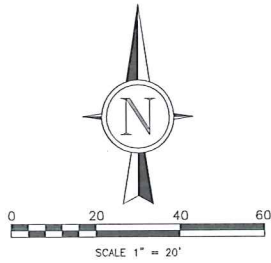
Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

The land surveyor makes no guarantee that access to the lands as shown herein has been granted, identified, or reserved.

The lot line between Lots 77A and 77B is the centerline of the partition wall dividing the duplex.

Per Section 705.620 Separate Building Sewer For Every Building, [Ord. No. 8032 § 1-2, 11-4-1996] b): "If any joint building sewer connection serving more than one unit is existing, each unit shall be entitled to the full use and enjoyment of the connection serving their unit even if the connection serving their unit is located on the property of the adjoining unit. The owners of all units jointly connected to the building sewer shall be jointly responsible for the maintenance costs of the joint use building sewer."



● = FOUND MONUMENT
○ = SET 1/2" IRON ROD UNLESS NOTED OTHERWISE
— OHE = OVERHEAD ELECTRIC
— U.E. = UTILITY EASEMENT

(N)=MEASURED BEARING AND/OR DISTANCE
(R)=RECORDED BEARING AND/OR DISTANCE

ACCURACY STANDARD = URBAN PROPERTY

DEED REFERENCE DOC. #1801011

BEARINGS BASED ON MISSOURI STATE PLANE
COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

TRACT IS CURRENTLY ZONED "R1C"

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 16°39'03" E	1.92
L2	N 73°20'57" W	11.00
L3	N 16°39'03" E	1.92

We, the undersigned owners of the tract of land shown herein have caused the same to be resubdivided into lots in the manner shown herein. Said subdivision shall be known as "STONE CREST RESUBDIVISION OF LOT 77".

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20____.

Michael David Whitworth

Maria Ann Whitworth

STATE OF MISSOURI

COUNTY OF FRANKLIN

On this _____ day of _____, 20____, before me personally appeared Michael David Whitworth and Maria Ann Whitworth, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

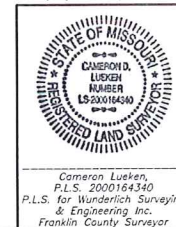
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

I, Linda Emmons, Collector of Revenue for Franklin County, Missouri, first being duly sworn depose and say that I am familiar with the land belonging to the Whitworths and subdivided as "Stone Crest Resubdivision of Lot 77" and further state that there are no delinquent tax assessments on the aforesaid land shown due Franklin County.

Linda Emmons
Collector of Revenue
Franklin County, Mo

Ann
complete
supervision; a
knowledge, inform
professional judgment u
shown herein are correct a
made in accordance with the
current Missouri Minimum Standards
for Property Boundary Surveys.



STONE CREST RESUBDIVISION OF LOT 77 BEING A RESUBD. OF LOT 77 OF STONE CREST SUBD. PLAT 3 IN PT. U.S. SURVEY NO. 1912 AND PT. FRACTIONAL SEC. 36, T44N, R1W OF THE 5TH P.M. IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO	
SCALE: 1"=20' JOB: 7069 DATE: 10-9-18 SC: RC & RR REV: S: 7/069	SHEET <div style="font-size: 2em; text-align: center;">1 of 1</div>

I, Mary Trentmann, City Clerk for and within the City of Washington, Missouri, do hereby certify that the plat of "Stone Crest Resubdivision of Lot 77" was approved by the City Council of Washington, Missouri, by Ordinance No. _____, passed and approved the _____ of _____, 20____.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this _____ day of _____, 20____.

Mary Trentmann
City Clerk, Washington, MO

MISSOURI
F FRANKLIN

er L. Metcalf, Recorder of Deeds, within and for said County and State, do certify that the foregoing instrument was filed for record on the _____ day of _____, 20____, at _____ o'clock _____ M., and duly recorded in # _____ on said date.

TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at _____ office in Union, the date aforesaid.

By _____, Recorder of Deeds
_____, Deputy

FOR ZERO
lot line

18-1101

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 10-10-18

Applicant Information:

Name: Maria Whitworth Phone: 636 432 3346

Address: 2896 Earth Crest Drive

Do you own the subject property? ☒ Yes ☐ No

If not, please provide ownership information here:

Name: _____ Phone: _____

Address: _____

Name of Proposed Subdivision: Lot 77 of Stone Crest, Plat 3

Number of Lots Proposed: 2 Zoning District(s): R-1C

Two copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:

Michael D. Whitworth

APPLICANT/COMPANY NAME (Printed):

[Signature]

LANDOWNER SIGNATURE(s):

LANDOWNER NAME (Printed):

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: November 13, 2018

Re: File # 18-1102 – Charles and Linda Johnson – Short Term Lodging

Synopsis: The applicant is requesting approval Special Use Permit for a Vacation Rental Dwelling located at 504 West Third Street

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Single Family	R-1B
East	Single Family	R-1B
West	Single Family	R-1B

Analysis:

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.

Recommendation:

Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 504 West Third Street.



CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services

405 Jefferson Street • Washington, MO 63090

636.390.1010 Phone • 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Street Address: 504 W. 3rd St.

Lot: — Subdivision: Tract PID# 125

Applicant Name: ELIZABETH JOHNSON Phone: 636-432-2255

Address of Applicant: 504 W. 3rd St.

Owner: CHARLES + LINDA JOHNSON Phone: 636-432-2277

Owner's Address: 144 SPANISH BAY LN WASHINGTON

Current Zoning: R-20 Proposed Zoning: —

It is proposed that the property be put to the following use: BEO + BREAKFAST INN

Lot Size: Frontage 60 (feet) Depth 120 (feet) Number of Stories 2

Number of Units: 1 Number of Off-Street Parking Spaces: 2

Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

Elizabeth Johnson
Signature of Applicant Date

ELIZABETH JOHNSON
Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

HOUSE IS IN DOWNTOWN AREA AND NEXT DOOR TO AN
OPERATING BED AND BREAKFAST

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

HOUSE IS AVERAGE IN SIZE TO OTHER HOUSES WITHIN
A 2 BLOCK RADIUS

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

HOUSE WILL BE AVAILABLE FOR RENT 365 DAYS A YEAR.
THERE ARE NO OUTDOOR FACILITIES

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

THERE SHOULD BE MINIMAL TRAFFIC

5. The added noise level created by activities associated with the proposed use.

NONE EXPECTED

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

NONE EXPECTED

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

THERE WILL BE NO CHANGES IN APPEARANCE

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

PORCH LIGHTS ONLY

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

NO CHANGES

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

NONE

WASHINGTON HISTORIC PRESERVATION COMMISSION RESOLUTION NUMBER 18-002

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE
CITY OF WASHINGTON RECOMMENDING APPROVAL OF A LOCAL
LANDMARK DESIGNATION

WHEREAS, the Washington Historic Preservation Commission (WHPC) reviewed the nomination of The Old Main Post Office located at 123 Lafayette Street at their October 15, 2018 meeting

WHEREAS, the WHPC finds that the nomination meets one or more of the required criteria listed in Section 400.375 (B), specifically the following:

1. Its character, interest and value contribute to the heritage and cultural characteristics of the community.
2. Its identification with a person or persons who significantly contributed to the development of the community.
3. Its embodiment of elements of design, detailing, materials, or craftsmanship which renders it architecturally significant

WHEREAS, the WHPC recommends that the contributing structures detailed in the nomination are prohibited from demolition unless reviewed and approved by the WHPC at one of their regularly scheduled meetings

NOW, THEREFORE, be it resolved by the Historic Preservation Commission of the City of Washington, Missouri, as follows:

SECTION 1: The WHPC hereby recommends approval of the nomination of the Old Main Post Office located at 123 Lafayette Street as a Local Landmark, as it meets the criteria in Section 400.375(B)

SECTION 2: The WHPC recommends a prohibition of demolition of any contributing structure detailed in the nomination unless reviewed and approved by the Commission.

SECTION 3: Any future alteration to the exterior of the structure must be approved by the Commission.

SECTION 4: That this Resolution shall be forwarded on to review by the Washington Planning and Zoning Commission and City Council.

PASSED: October 15, 2018

APPROVED: October 15, 2018

ATTEST: Yvonne Watters-Seamon
Commission Secretary

Goodwyn Wolf
WHPC Chairwoman

Application for Historic Landmark Designation

1. Name of Property

Historic name Godt House

Current/other name Gottfried's Cabin

2. Location

Street address 124 Jefferson Street

City or town Washington

State MO County Franklin Zip code 63090

Parcel Identification Number (PID) 10-5-22.0-1-006-098.000

Is the property located in a historic district? yes If so, which one? Downtown

Is the property located in the Downtown Washington Design Review Area? yes

3. Owner Information

Name Historic Washington Foundation Phone 636-239-1743

Address PO Box 144, 123 Lafayette Street Email address bkelch@downtownwashmo.org
Washington, MO 63090

4. Applicant Information

Name Rick Hopp Phone 636-239-4741

Address PO Box 144, 123 Lafayette Street Email address rick@wiemannpues.com
Washington, MO 63090

Signatures

Owner  Date February 17, 2017

Applicant same as above Date February 17, 2017

5. Property Information

Date of construction, including any major additions or alterations 1834

Outbuildings, include type of each and date of construction n/a

Size of lot .0636 acres Name of architect or builder George Gottfried Byeries

Original use dwelling Present use guest house

Detail significance for designation oldest standing structure in Washington

Is this location currently listed on the National Register of Historic Places? no Date listed _____

6. Classification

Category (fill in type from below): building

- Building (house, church, school, theatre, hotel, barn etc.)
- Site (location of event, cemetery, battlefield etc.)
- Structure (bridge, highway, silo etc.)
- Object (monument, fountain etc.)

Ownership ☒ Private ☐ Public

Number of contributing and non-contributing resources on property

	Contributing	Non-contributing
Buildings	<u>1</u>	_____
Sites	_____	_____
Structures	_____	_____
Objects	_____	_____

7. Supporting Documentation

Please attach all documentation with the completed form

- ☒ Historic information including period of significance
- ☒ Map showing the property or boundary and the contributing status of each property (hard copy and digital).
- ☒ Floor plan for all structures
- ☒ Architectural descriptions for all structures
- ☒ A digital photo of each building, including all elevations

8. Form Prepared By

Name/title Danielle Grotewiel, Communication Specialist Phone 636-239-1743

Company Downtown Washington, Inc.

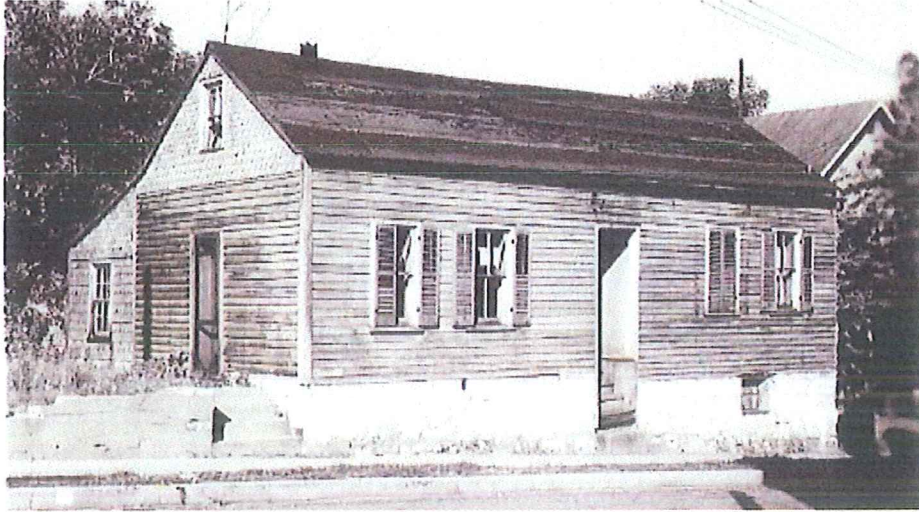
Address PO Box 144, 123 Lafayette Street Email address assistant@downtownwashmo.org
Washington, MO 63090

Please submit all information to the: Department of Planning & Engineering Services
Washington Historic Preservation Commission
405 Jefferson Street
Washington, MO 63090
636-390-1010

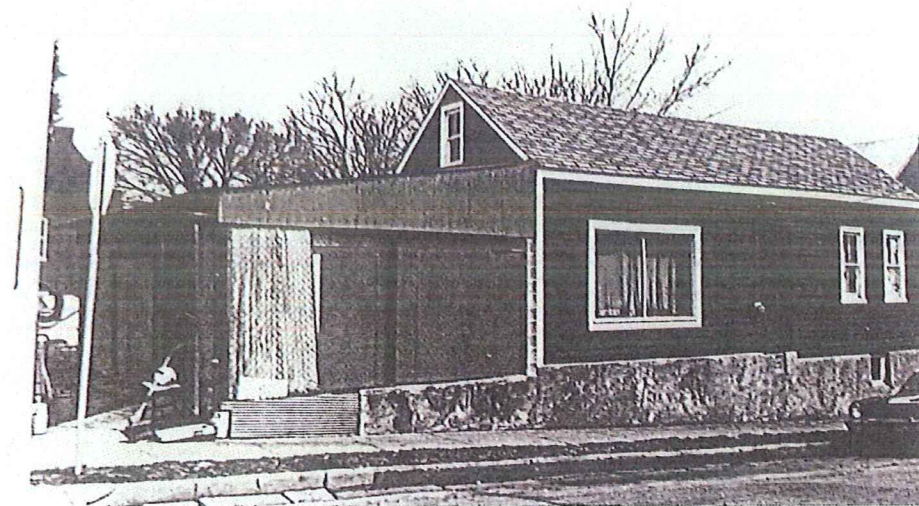
Period of Significance

Gottfried's Cabin Gast Haus - 124 Jefferson Street

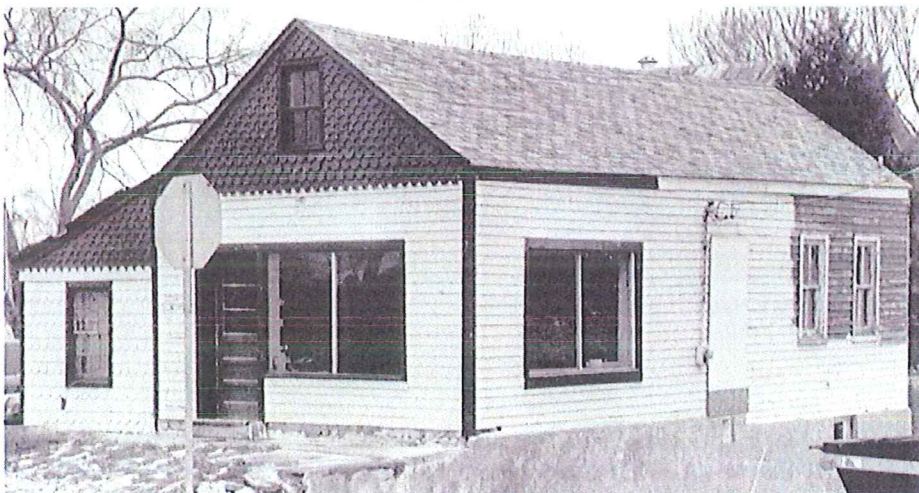
The period of significance for this building is 1834, 1993-present. 1834 is significant because it is the year of construction. 1993-present represents the time the structure has been under the control of Downtown Washington, Inc. and the Historic Washington Foundation. During this time we have restored and preserved the structure. It has served as our office and is now lodging.



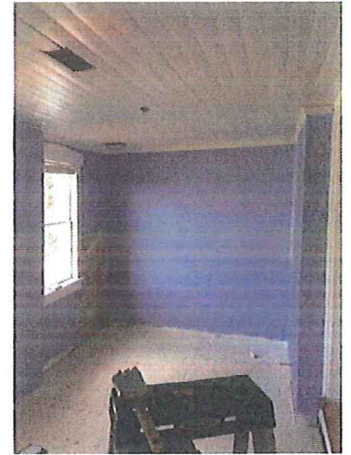
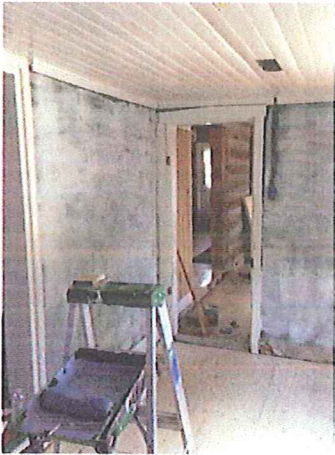
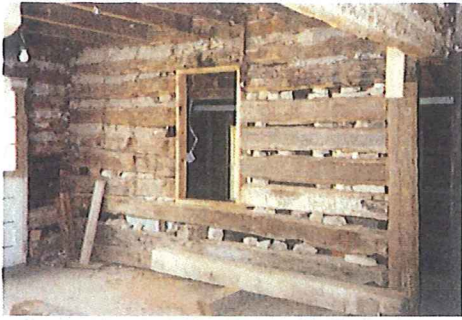
CIRCA 1940



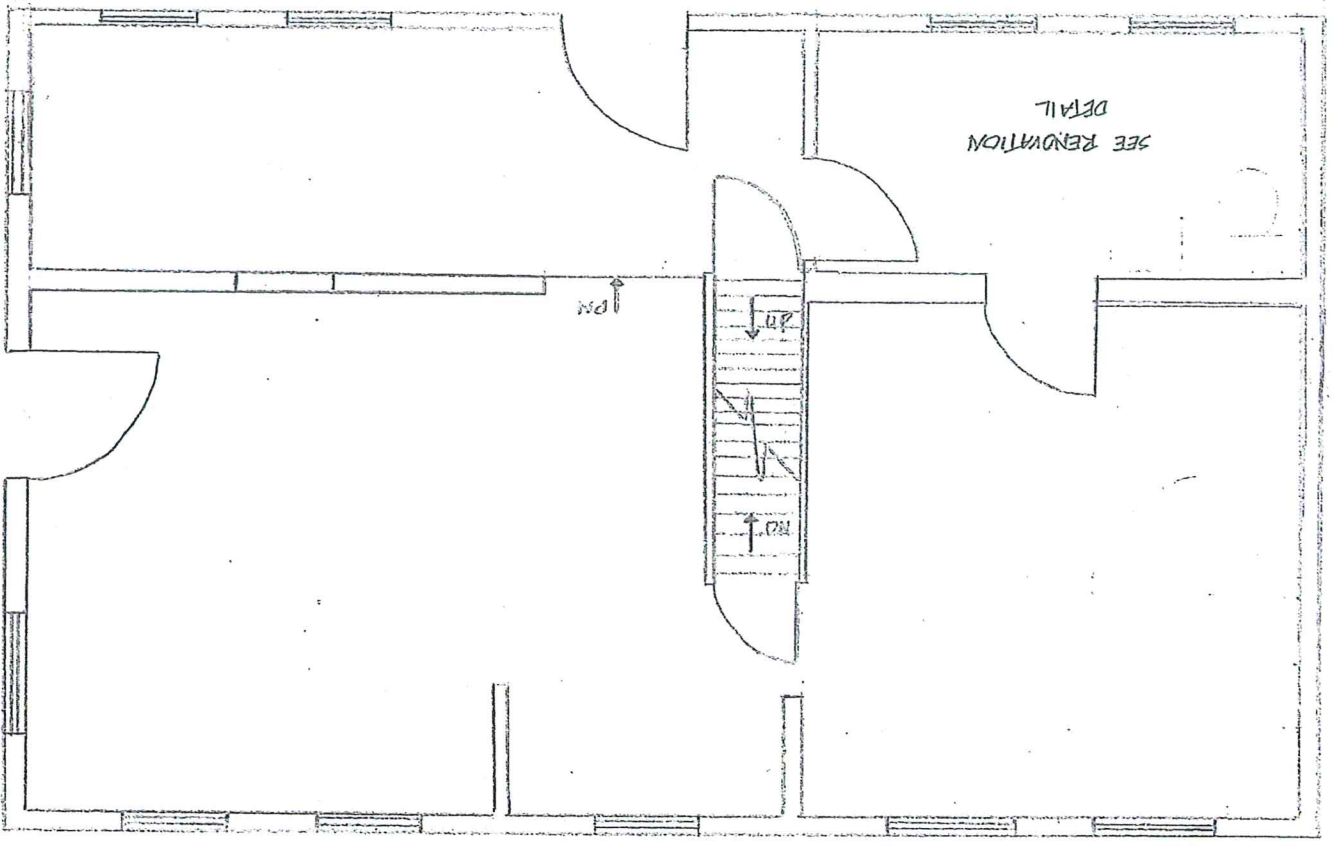
"THE COTTAGE"



CIRCA 1990



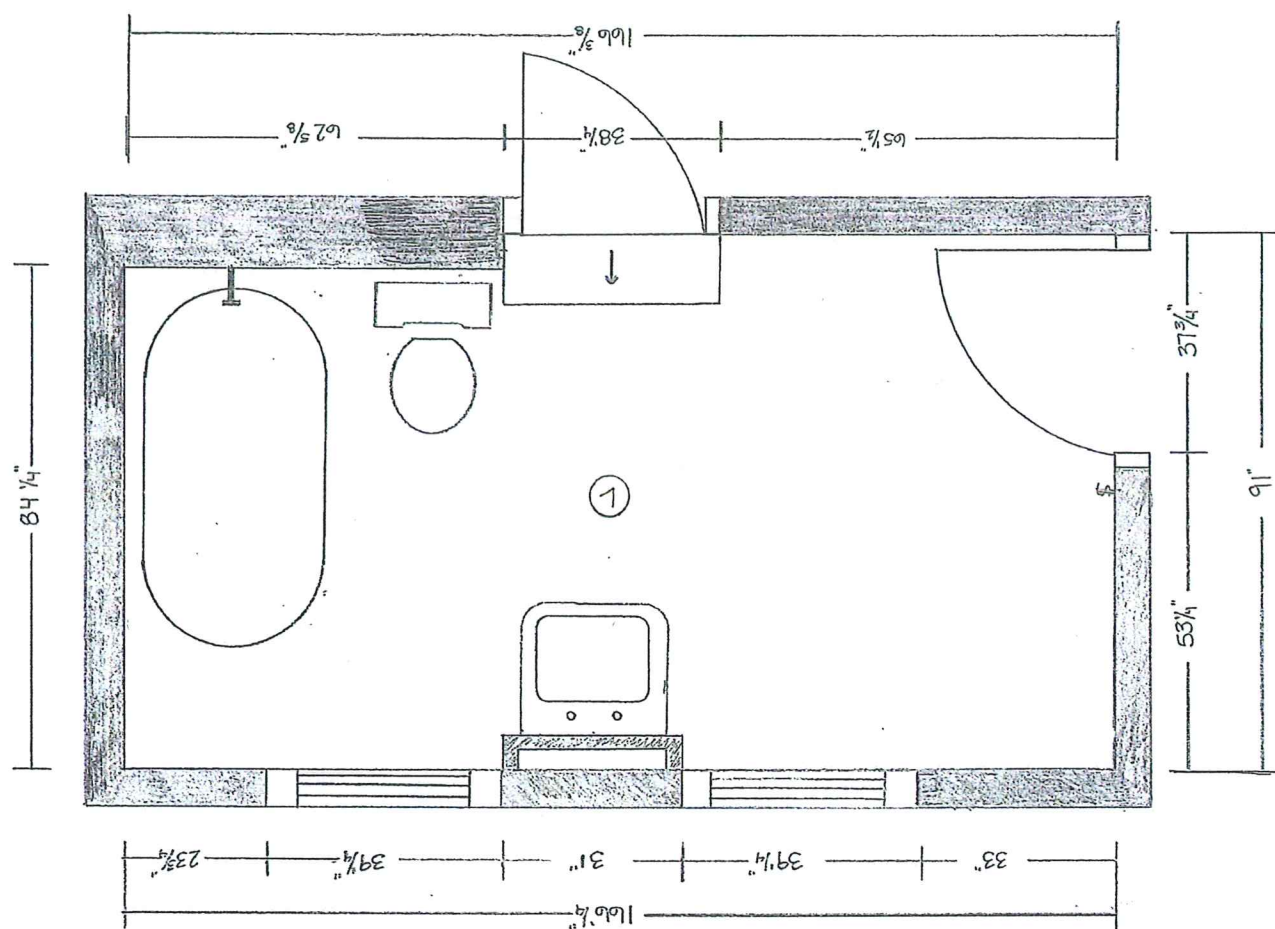




448"

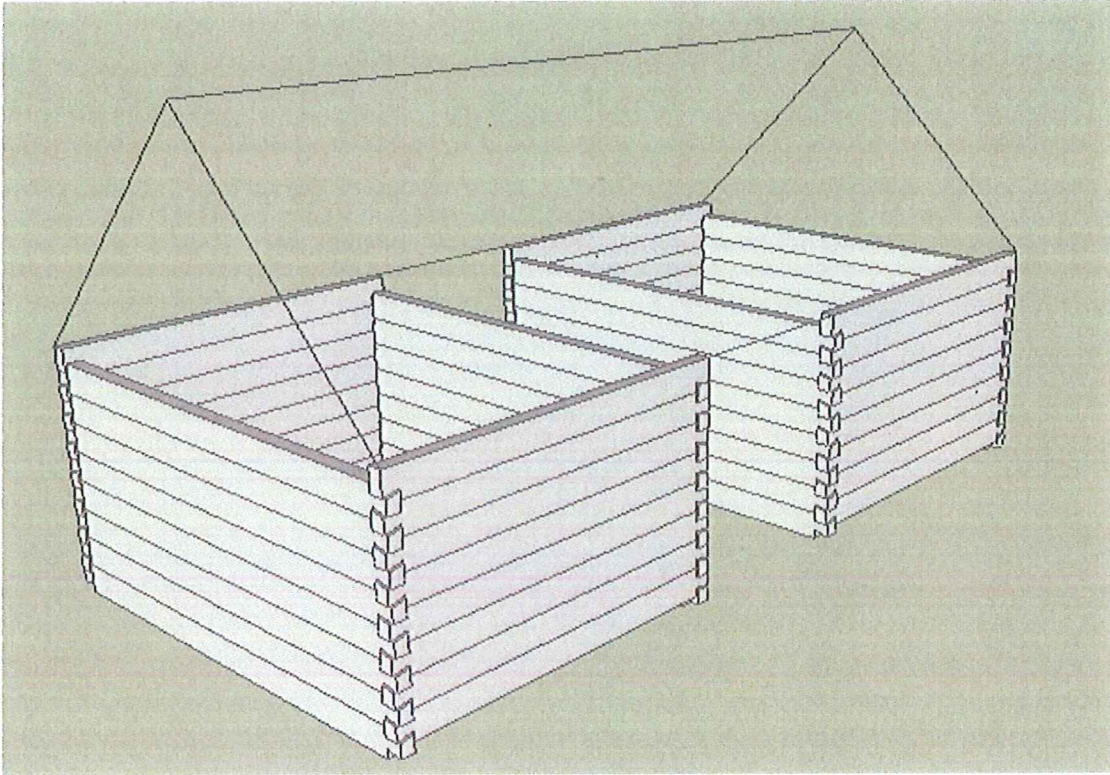
275"

2015 RENOVATION
DETAIL

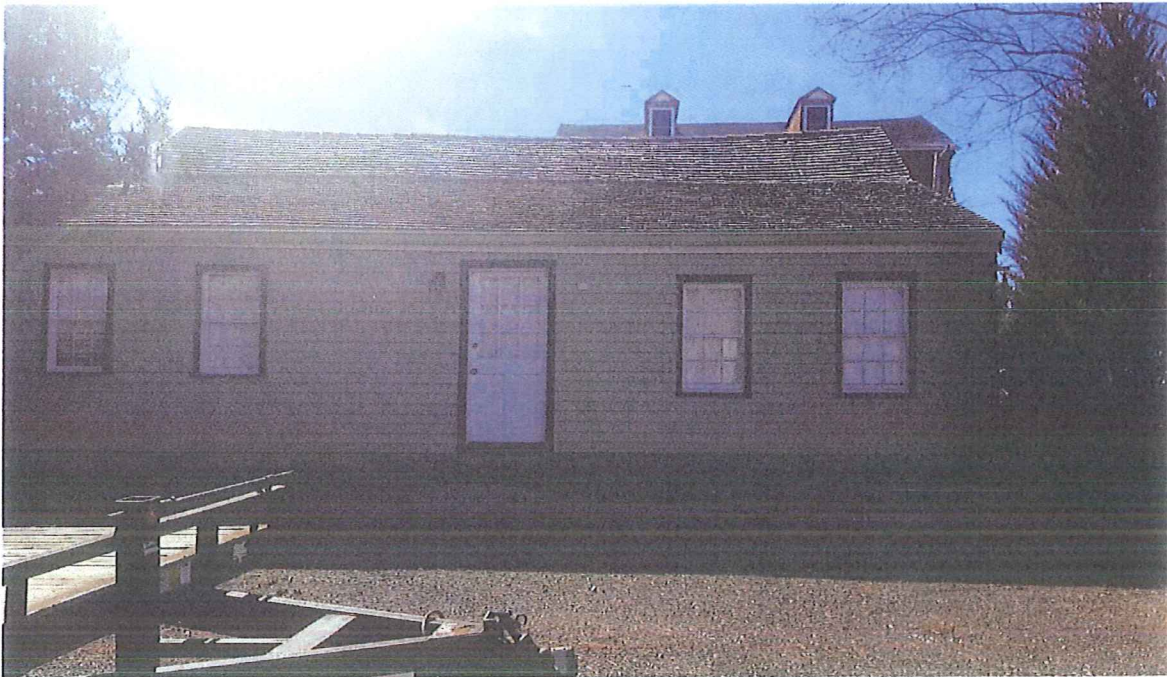


Architectural Description

Gottfried's Cabin Gast Haus - 124 Jefferson Street



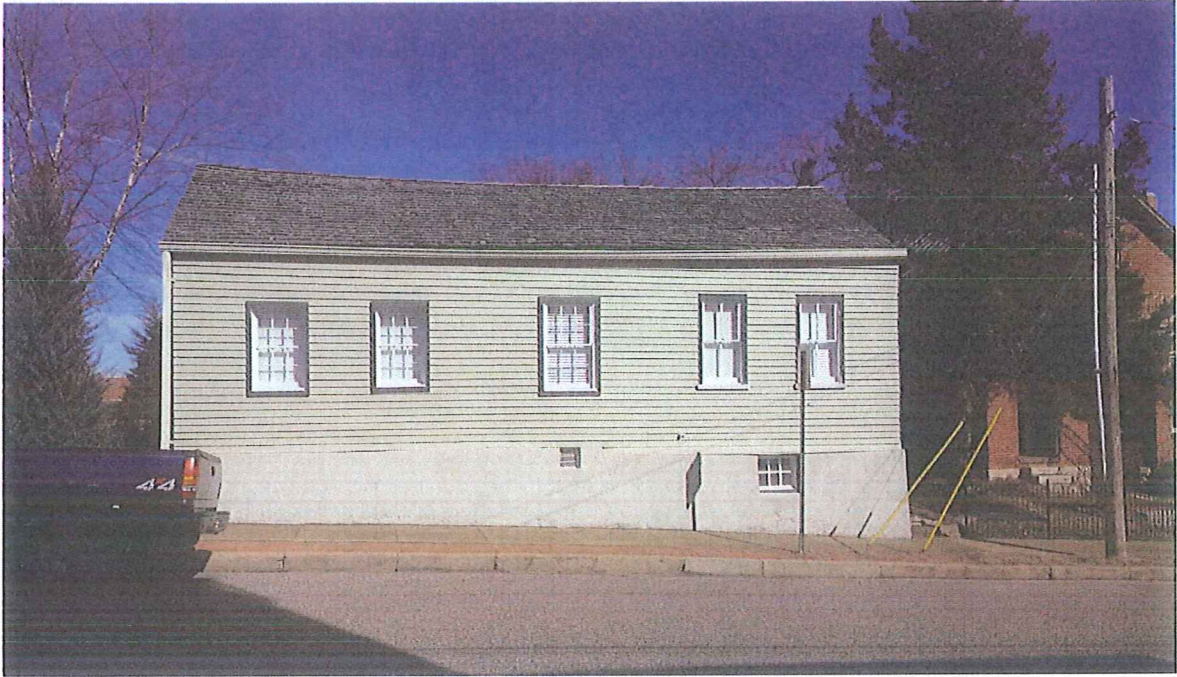
Gottfried's Cabin Gast Haus, located at 124 Jefferson Street in Washington, Missouri, is a double pen log cabin with dog trot. According to the National Park Service Department of the Interior, a log building is defined as a building whose structural walls are composed of horizontally laid or vertically positioned logs. The "dogtrot" plan, formed by two pens separated by an open passage space (sometimes enclosed later), all covered by a continuous roof.



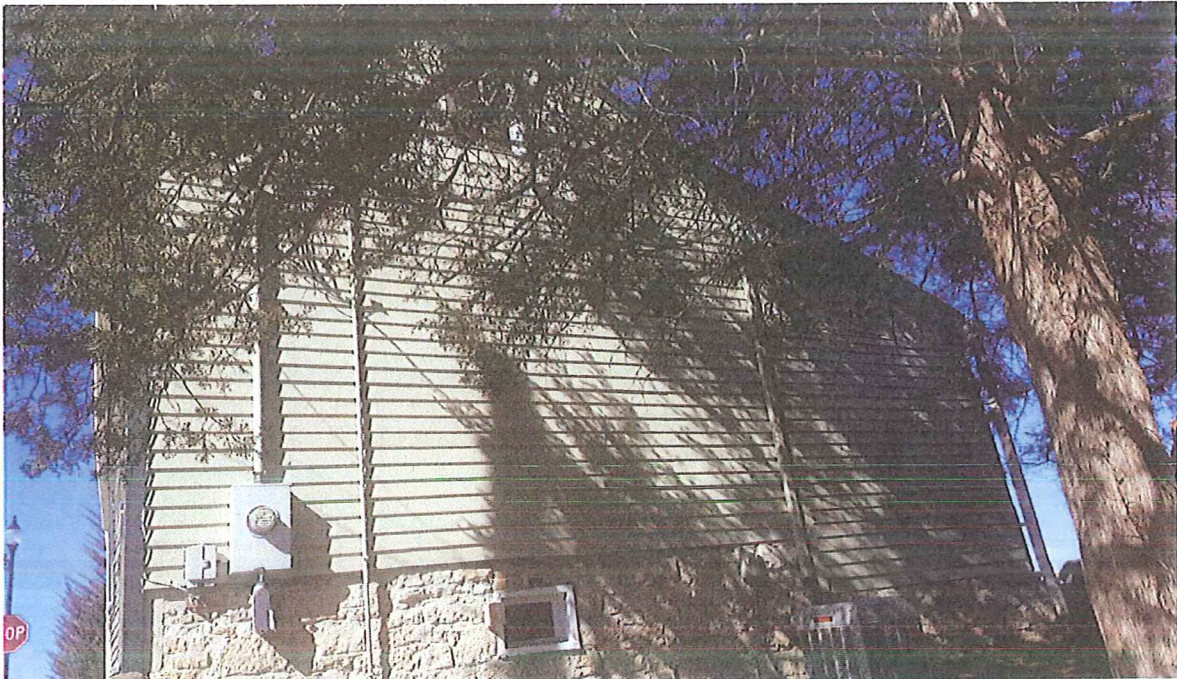
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

The Historic Washington Foundation would like to request a special rider for this property. We would like to request that the demolition of the property be a mandatory review and mandatory compliance for the Washington Historic Preservation Commission. We defer to the City of Washington for the appropriate wording for this rider.

WASHINGTON HISTORIC PRESERVATION COMMISSION RESOLUTION NUMBER 18-003

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE
CITY OF WASHINGTON RECOMMENDING APPROVAL OF A LOCAL
LANDMARK DESIGNATION

WHEREAS, the Washington Historic Preservation Commission (WHPC) reviewed the nomination of Gottfried's Cabin located at 124 Jefferson Street at their October 15, 2018 meeting

WHEREAS, the WHPC finds that the nomination meets one or more of the required criteria listed in Section 400.375 (B), specifically the following:

1. Its character, interest and value contribute to the heritage and cultural characteristics of the community.
2. Its identification with a person or persons who significantly contributed to the development of the community.
3. Its embodiment of elements of design, detailing, materials, or craftsmanship which renders it architecturally significant

WHEREAS, the WHPC recommends that the contributing structures detailed in the nomination are prohibited from demolition unless reviewed and approved by the WHPC at one of their regularly scheduled meetings

NOW, THEREFORE, be it resolved by the Historic Preservation Commission of the City of Washington, Missouri, as follows:

SECTION 1: The WHPC hereby recommends approval of the nomination of Gottfried's Cabin located at 124 Jefferson Street as a Local Landmark, as it meets the criteria in Section 400.375(B)

SECTION 2: The WHPC recommends a prohibition of demolition of any contributing structure detailed in the nomination unless reviewed and approved by the Commission.

SECTION 3: Any future alteration to the exterior of the structure must be approved by the Commission.

SECTION 4: That this Resolution shall be forwarded on to review by the Washington Planning and Zoning Commission and City Council.

PASSED: October 15, 2018

APPROVED: October 15, 2018

ATTEST: Amie Walters-Seaman Carolyn W. W. W.
Commission Secretary WHPC Chairwoman

Application for Historic Landmark Designation

1. Name of Property

Historic name Bleckmann Building

Current/other name Washington Farmers' Market

2. Location

Street address 317 West Main Street

City or town Washington

State MO County Franklin Zip code 63090

Parcel Identification Number (PID) 10-5-15.0-4-005-020.000

Is the property located in a historic district? yes If so, which one? Downtown

Is the property located in the Downtown Washington Design Review Area? yes

3. Owner Information

Name Historic Washington Foundation Phone 636-239-1743

Address 123 Lafayette Street, Suite 100 Email address bkelch@downtownwashmo.org

4. Applicant Information

Name same Phone _____

Address _____ Email address _____

Signatures

Owner  Date _____

Applicant same Date _____

5. Property Information

Date of construction, including any major additions or alterations 1855, 2006 addition removed and pavilion added, 2011

both upper residential units renovated

Outbuildings, include type of each and date of construction n/a

Size of lot .294 acres Name of architect or builder Fred Bleckmann

Original use retail/residential Present use commercial/residential

Detail significance for designation _____

Is this location currently listed on the National Register of Historic Places? yes Date listed Downtown District 10/5/1989

6. Classification

Category (fill in type from below): building

- Building (house, church, school, theatre, hotel, barn etc.)
- Site (location of event, cemetery, battlefield etc.)
- Structure (bridge, highway, silo etc.)
- Object (monument, fountain etc.)

Ownership ☒ Private ☐ Public

Number of contributing and non-contributing resources on property

	Contributing	Non-contributing
Buildings	<u>1</u>	_____
Sites	_____	_____
Structures	_____	_____
Objects	_____	_____

7. Supporting Documentation

Please attach all documentation with the completed form

- ☐ Historic information including period of significance
- ☒ Map showing the property or boundary and the contributing status of each property (hard copy and digital).
- ☒ Floor plan for all structures
- ☐ Architectural descriptions for all structures
- ☒ A digital photo of each building, including all elevations

8. Form Prepared By

Name/title Danielle Grotewiel, Communication Specialist Phone 636-239-1743

Company Downtown Washington, Inc.

Address PO Box 144, 123 Lafayette Street Email address assistant@downtownwashmo.org

Washington, MO 63090

Please submit all information to the: Department of Planning & Engineering Services
Washington Historic Preservation Commission
405 Jefferson Street
Washington, MO 63090
636-390-1010

History and Period of Significance

Built in 1856 by Frederick "Fritz" Bleckmann, this building housed the Bleckmann undertaking and furniture business. The building was built as a two story building. When the City of Washington leveled Main Street, circa 1873, the basement was exposed and gave the building the appearance of a three story structure.

The Bleckmann family had their business and home in this building until 1913 when they moved the business to the northwest corner of Fifth and Jefferson Streets. From 1913-2006 the building had several owners and housed many different businesses.

In 2006, in a partnership with the City of Washington, Washington area Chamber of Commerce and Washington Historical Society, the building was saved from demolition and renovated. The renovation created public restrooms on the main floor and added a pavilion on three sides of the historic structure to create a civic pavilion.

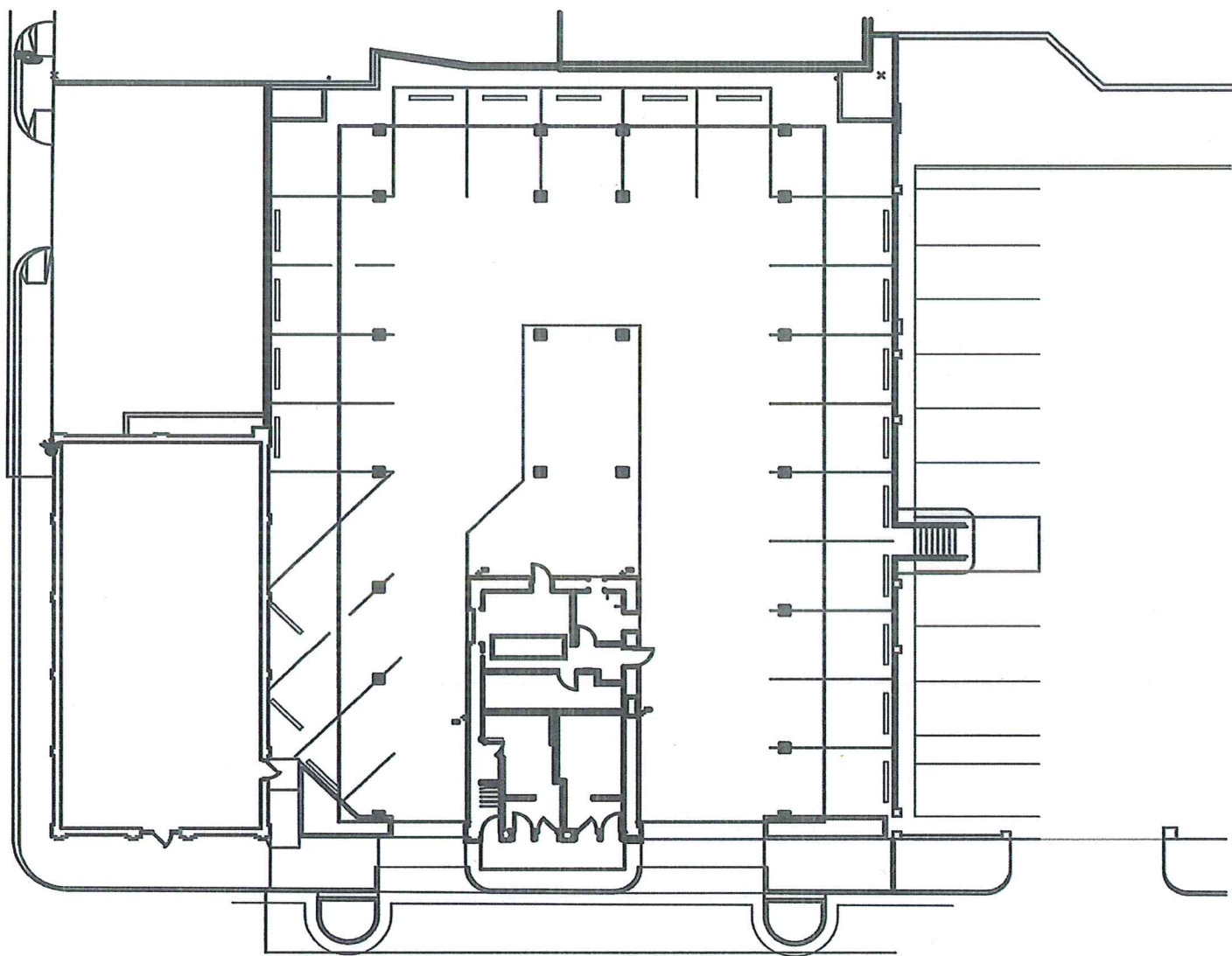
Since its renovation it has housed a weekly seasonal farmers' market as well as many community and private events. The structure underwent further renovation of the second and third floor residential units in 2011.

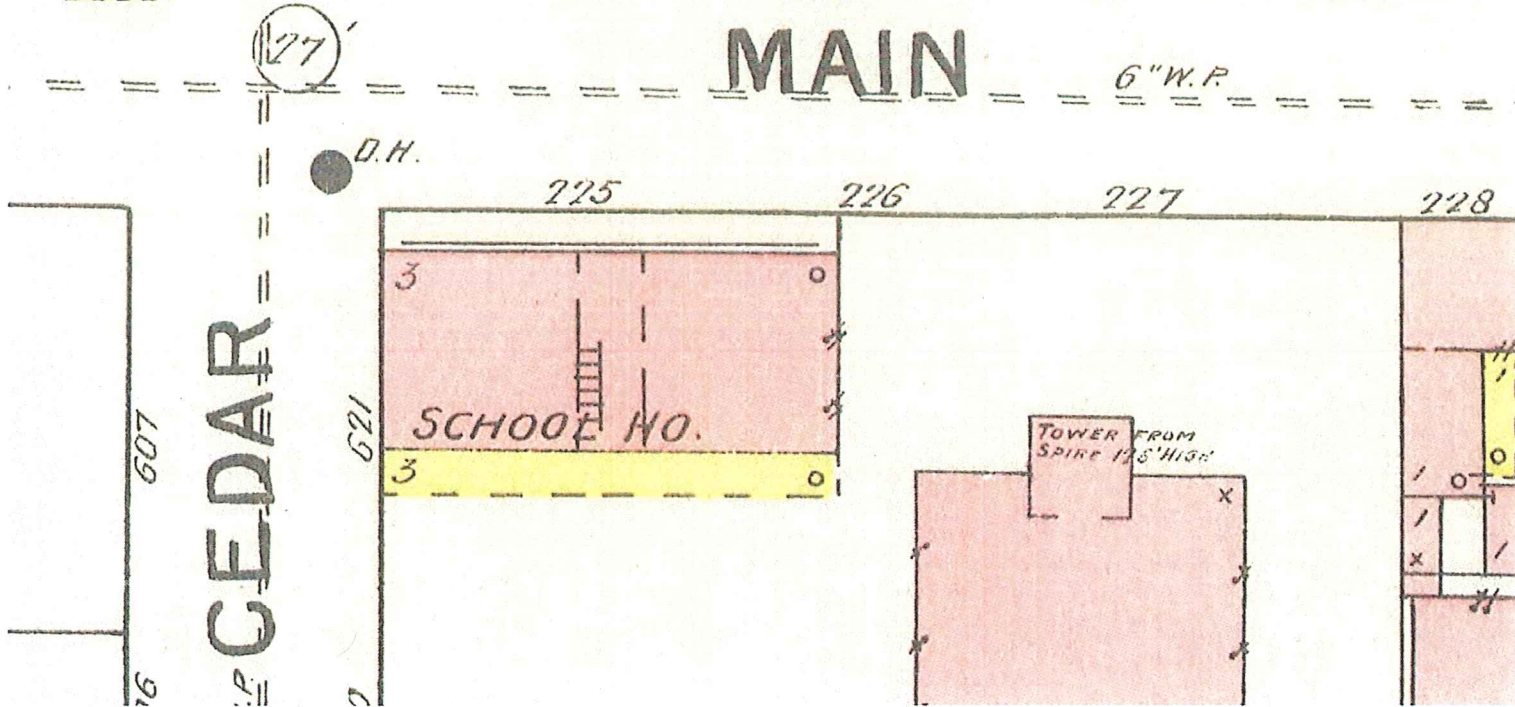
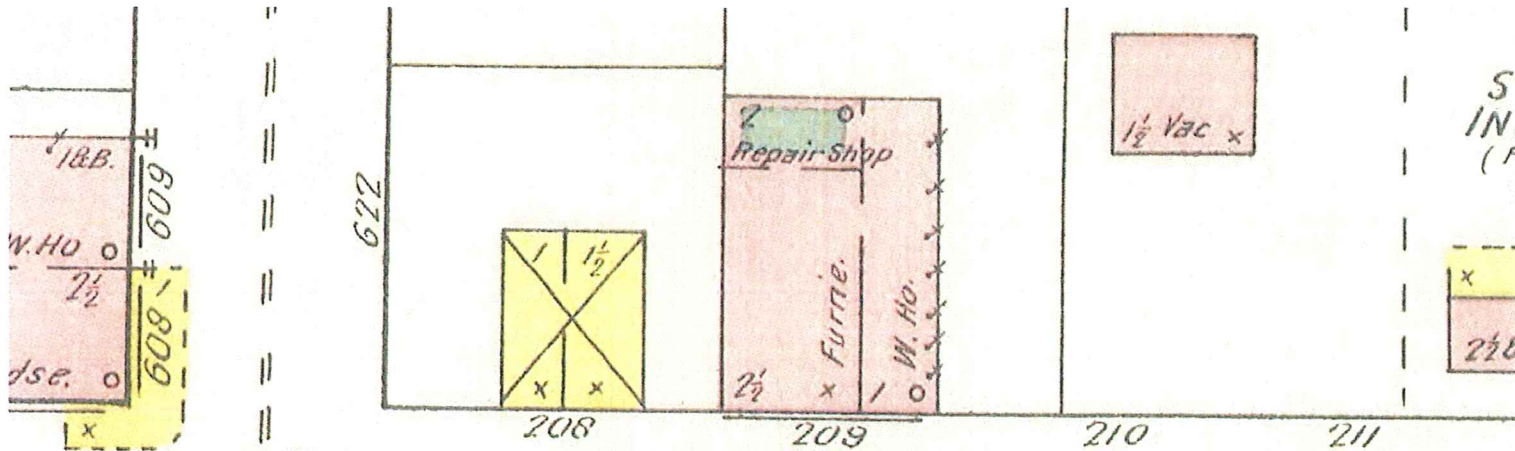
Architectural Description

Three and one half story brick German Vernacular building with a metal roof and pavilion.

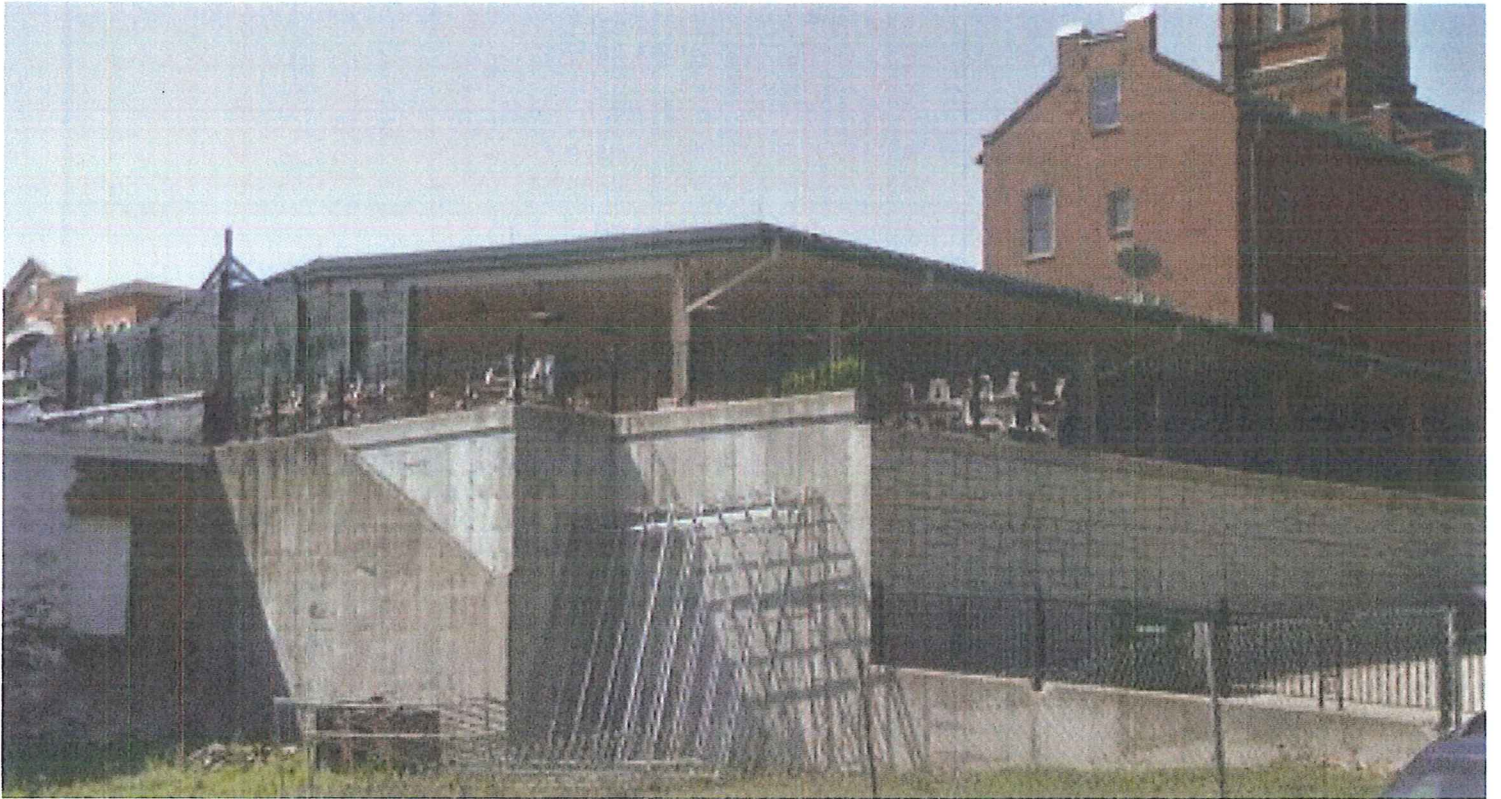
The Historic Washington Foundation would like to request a special rider for this property. We would like to request that the demolition of the property be a mandatory review and mandatory compliance for the Washington Historic Preservation Commission. We defer to the City of Washington for the appropriate wording for this rider.











WASHINGTON HISTORIC PRESERVATION COMMISSION RESOLUTION NUMBER 18-001

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE
CITY OF WASHINGTON RECOMMENDING APPROVAL OF A LOCAL
LANDMARK DESIGNATION

WHEREAS, the Washington Historic Preservation Commission (WHPC) reviewed the nomination of The Bleckmann Building, more commonly known as the Farmer's Market located at 317 W. Main Street at their October 15, 2018 meeting

WHEREAS, the WHPC finds that the nomination meets one or more of the required criteria listed in Section 400.375 (B), specifically the following:

1. Its character, interest and value contribute to the heritage and cultural characteristics of the community.
2. Its identification with a person or persons who significantly contributed to the development of the community.
3. Its embodiment of elements of design, detailing, materials, or craftsmanship which renders it architecturally significant

WHEREAS, the WHPC recommends that the contributing structures detailed in the nomination are prohibited from demolition unless reviewed and approved by the WHPC at one of their regularly scheduled meetings

NOW, THEREFORE, be it resolved by the Historic Preservation Commission of the City of Washington, Missouri, as follows:

SECTION 1: The WHPC hereby recommends approval of the nomination of the 317 West Main Street as a Local Landmark, as it meets the criteria in Section 400.375(B)

SECTION 2: The WHPC recommends a prohibition of demolition of any contributing structure detailed in the nomination unless reviewed and approved by the Commission.

SECTION 3: Any future alteration to the exterior of the structure must be approved by the Commission.

SECTION 4: That this Resolution shall be forwarded on to review by the Washington Planning and Zoning Commission and City Council.

PASSED: October 15, 2018

APPROVED: October 15, 2018

ATTEST: Jane Walters-Seaman
Commission Secretary

Barclay W. White
WHPC Chairwoman

Application for Historic Landmark Designation

1. Name of Property

Historic name Old Main Post Office

Current/other name Old Main Post Office

2. Location

Street address 123 Lafayette Street

City or town Washington

State MO County Franklin Zip code 63090

Parcel Identification Number (PID) 10-5-22.0-1-008-103.000

Is the property located in a historic district? yes If so, which one? Downtown

Is the property located in the Downtown Washington Design Review Area? yes

3. Owner Information

Name Historic Washington Foundation Phone 636-239-1743

Address 123 Lafayette Street, Suite 100 Email address bkelch@downtownwashmo.org

4. Applicant Information

Name same Phone _____

Address _____ Email address _____

Signatures

Owner Richard W. Dapp, Pres Date _____

Applicant same Date _____

5. Property Information

Date of construction, including any major additions or alterations 1922, rear addition added in 1956, interior renovation 1963
interior renovation 2010

Outbuildings, include type of each and date of construction n/a

Size of lot .3697 acres

Name of architect or builder _____

Original use retail/residential Present use commercial/residential

Detail significance for designation _____

Is this location currently listed on the National Register of Historic Places? yes Date listed Downtown District 10/5/1989

6. Classification

Category (fill in type from below): building

- Building (house, church, school, theatre, hotel, barn etc.)
- Site (location of event, cemetery, battlefield etc.)
- Structure (bridge, highway, silo etc.)
- Object (monument, fountain etc.)

Ownership ☒ Private ☐ Public

Number of contributing and non-contributing resources on property

	Contributing	Non-contributing
Buildings	<u>1</u>	_____
Sites	_____	_____
Structures	_____	_____
Objects	_____	_____

7. Supporting Documentation

Please attach all documentation with the completed form

- ☐ Historic information including period of significance
- ☒ Map showing the property or boundary and the contributing status of each property (hard copy and digital).
- ☒ Floor plan for all structures
- ☐ Architectural descriptions for all structures
- ☒ A digital photo of each building, including all elevations

8. Form Prepared By

Name/title Danielle Grotewiel, Communication Specialist Phone 636-239-1743

Company Downtown Washington, Inc.

Address PO Box 144, 123 Lafayette Street Email address assistant@downtownwashmo.org

Washington, MO 63090

Please submit all information to the: Department of Planning & Engineering Services
Washington Historic Preservation Commission
405 Jefferson Street
Washington, MO 63090
636-390-1010

History and Period of Significance

The land for the Old Main Post Office was purchased in 1917 from former Postmaster James Issac Jones. The land was the location of his family home which was razed to make way for the Post Office building. The project was underfunded by the Postal Service and construction was postponed for four years.

During this postponement caused citizens to lodge complaints about the vacant lot in downtown. They complained about the unsightly look of the vacant lot and were concerned about its safety. To assuage the public fear of the vacant lot the Postal Service rented the lot to a local farmer. Corn was grown there for 3 seasons.

On November 1, 1922 the Old Main Post Office in Washington is the first dedicated postal building for Washington, MO. The Postmaster was Oscar F. Schulte. There have been continual postal operations in this building since its opening.

In early 2008 Downtown Washington, Inc. and the Historic Washington Foundation found out that the United States Postal Services was planning to cease operation at the downtown location. In 1993 the Postal Service built a larger more modern facility on the edge of Washington, but kept the retail location open in downtown.

If the retail location closed the buildings future would be uncertain. If properties are left vacant and fall into disrepair they can become hazardous to property values and eventually to the public at large. Fearing that with cessation of use the Postal Service would not maintain the building the Historic Washington Foundation and Downtown Washington, Inc. began the long process of purchasing the building from the Postal Service.

When the purchase of the building was finalized in 2010 renovations began. In nine months the interior was gutted except for historic moldings and windows. The original blueprints were found in the basement and the Foundation restored the lobby to 95% of it's original look.

Downtown Washington, Inc. felt that it was imperative to keep postal services in downtown. They entered into a sub-contracting agreement with the Postal Service to operate a Contract Postal Unit in the building. As of the writing of this description this is the only CPU operations in an historic postal building.

Architectural Description

One story brick structure with a straight mansard roof and railing detail

The Historic Washington Foundation would like to request a special rider for this property. We would like to request that the demolition of the property be a mandatory review and mandatory compliance for the Washington Historic Preservation Commission. We defer to the City of Washington for the appropriate wording for this rider.

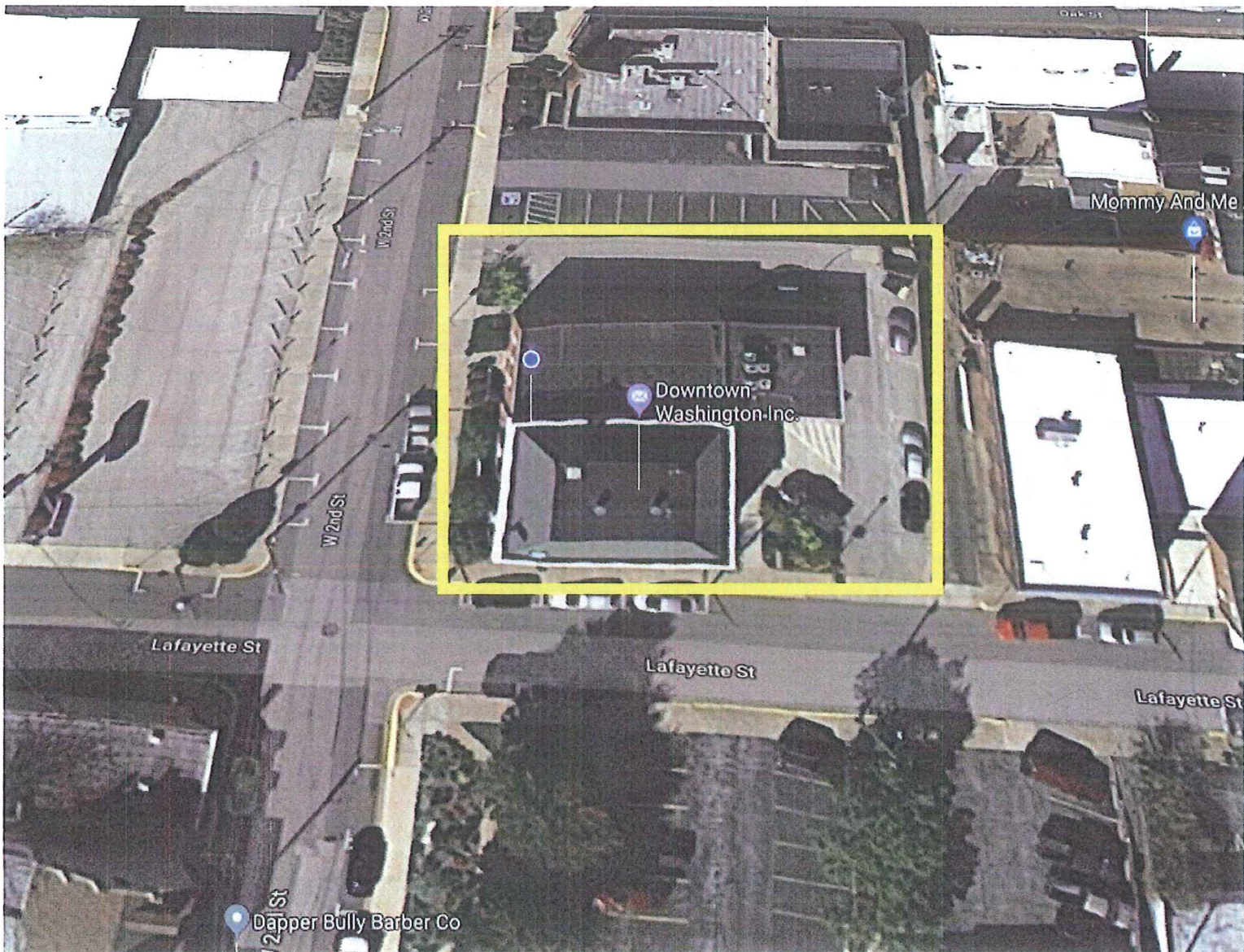






Image capture: Jun 2013 © 2018 Google



