

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, February 11, 2019 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: Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Carolyn Witt, Sal Maniaci

Absent: Mark Hidritch, Tony Gokenbach

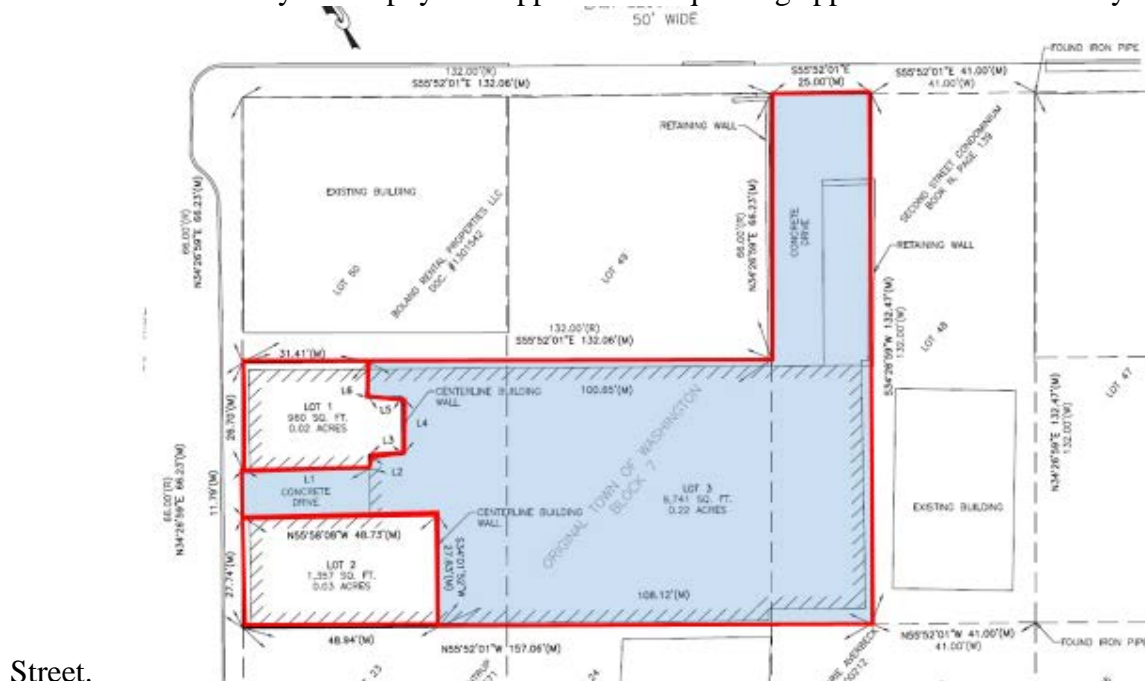
- 2) **Approval of Minutes from January 14, 2019-Motion made to approve, seconded and passed without dissent.**

- 3) **Case No. 19-0101-Lisa Brown Greife-The applicant is requesting a Special Use Permit for a Vacation Rental Dwelling located at 346/348 McLean Avenue.**

Sal Maniaci-The applicant is requesting a special use permit to utilize 346/348 McLean Avenue as short term lodging. The structure is currently a two-unit apartment building located in the R-3 Multi Family zone district. The special use permit would allow the applicant to accept lodgers for periods of 30 days and less. The proposed use is insignificant to the surrounding area and should not detriment the neighborhood. Off-street parking is also available on the subject property for each unit. Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 346/348 McLean Avenue.

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

- 4) **Case No. 19-0201-Ryan Murphy-The applicant is requesting approval of a Preliminary Plat-18 E. Second**



Street.

Sal Maniaci-The applicant has submitted an application for a preliminary plat for the Murphy Subdivision for a building located at 18 E Second Street in Downtown Washington. Currently, the building has two office spaces accessing Jefferson Street and a residence that accesses Jefferson Street and 2nd Street. Currently the residence crosses over on to two parcels. The proposal shows consolidating the lots and re-subdividing into 3 new lots. Lots 1 and 2 will be for each office space accessing Jefferson Street. Lot 3 will consist of the residence that is addressed at 18 E. 2nd Street. There is no public infrastructure required to expand to each lot as each space will access existing public utilities and right-of-way (Lots 1 and 3 will share a water meter and shutoff, with lot 3 responsible for the water lines as noted on the plat). We have no minimum lot size in the C-3 district allowing the unusually small lots 1 and 2. Also, there are no additional utility or access easements required. Staff recommends approval of preliminary plat for Murphy Subdivision.

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

- 5) **Case No. 19-0202**-Willming Excavating & Construction-The applicant is requesting to rezone the property located at Ninth Street & International Avenue from M-2, Industrial to R-3, Multi-Family.



Sal Maniaci-The applicant is requesting to rezone .53 acres located on the northwestern corner of the 9th Street and International intersection. The property is currently vacant and has access available to 9th and International. The surrounding properties vary in use from light industrial to the north and west, multi-family to the east, and light commercial to the south. Given the nature of the area and the proximity to a fairly high-traffic corridor, staff does not believe the request to zone the property to multi-family will negatively impact the surrounding properties. The mobile home park across International is more intensive than the maximum 11 units that a lot of this size could produce. Realistically, with two parking spaces required per unit, less units will be placed on the lot. In addition, there is no single family housing in the vicinity as well. Staff recommends approval of the request to rezone .53 acres located at the northwestern intersection of 9th and International from M-2 Heavy Industrial to R-3 Multi-Family Residential.

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

Motion made to adjourn at 7:30, seconded and passed without dissent.

Approved: _____
Thomas R. Holdmeier, Chairman

Next meeting of the Planning & Zoning Commission will be held March 11th, 2019