

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, April 8, 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:** Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Sal Maniaci

**Absent:** Tony Gokenbach, Samantha Cerutti Wacker

2) **Approval of Minutes from March 11, 2019-Motion made to approve, seconded and passed without dissent.**

3) **Case No. 19-0403-**Applicant is requesting to rezone lots 1, 2 &3 of Mt. Carmel from R-1A, Single Family Residential to R-1C, Single Family Attached

**Sal Maniaci-**The applicant is requesting to rezone Lots 1, 2, and 3 of Mount Carmel Estates from R-1A Single Family Residential to R-1C Single Family attached to build three duplexes and add 3 units to the subdivision in its entirety. There are currently 12 lots in the subdivision all of which are single family homes. The three lots in question are the first and only lots that access the west side of Carmel Lane. Due to the existing layout of the subdivision these lots do not directly adjoin any other homes in the subdivision. The request does slightly increase the density of the subdivision, however, the use is still classified as Single Family Residential and staff believes would not detriment the subdivision as a whole once fully developed.

Staff recommends approval of the request to rezone Lots 1, 2, and 3 of Mount Carmel Estates from R-1A Single Family Residential to R-1C Single Family Attached.

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

**Motion made to adjourn at 8:09, seconded and passed without dissent.**

Approved:   
Thomas R. Holdmeier, Chairman

**Next meeting of the Planning & Zoning Commission will be held May 13, 2019**