

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, July 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: Tony Gokenbach, Carolyn Witt, Mark Hidritch, Mark Piontek, Tom Holdmeier, Jeff Patke(Mayor Pro-Tem), John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Sal Maniaci

Absent: Mark Kluesner

- 2) **Approval of Minutes from May 13, 2019-Motion made to approve, seconded and passed without dissent.**

- 3) **File No. File No. 19-0701-Tyann Marcink-Applicant is requesting a Special Use Permit for a Short Term Rental located at 1518 Riverview Drive**



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 known homes being utilized as an “AirBnB” or short term vacation rentals. Short term lodging is a low frequency use, creates minimal traffic, and does not create any commercial activity that should disturb the surrounding properties. The subject property also has a driveway for off-street parking. Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 1518 Riverview Drive.

Mark Wood-1513 First Parkway-My yard backs up to the property in question. MY family has owned this property for 70 years now. And I grew up in this neighborhood. I can remember when most of these homes were built. This is a residential subdivision and we have a lot of families and new families that have moved in. Years ago, this was the prime subdivision in Washington. It is a beautiful neighborhood. I just do not feel like this is the right fit for our neighborhood. It is like a small hotel with people coming and going but I just do not think we need something like this. Thank you.

Mary Buescher-I live on the corner of East Lane and Riverview drive. Granted you do not see a lot but we do have a couple of dogs that we walk over there. I did not become familiar with the last renters. It was difficult because you questioned some things that you saw. Even though we do not keep a lot of social contact within this group, we still feel like we know our neighbors and who is coming and going around the neighborhood. I do not like the idea of a short term rental.

Nancy Anderson-We live at First Parkway. We have lived there for 25 years. Moved from St. Louis. No regrets. We feel like the neighborhood is losing its integrity by not paying attention to ordinances etc. We are now going to have a shooting range in our neighborhood.

Tyann Marcink-I am going to be managing the short term rental. It is owned by Steve White and Diana Taylor. I have lived here all my life. I manage several rentals in Franklin County and Warren County area as well so Union, Marthasville, Villa Ridge and St. Charles and also in Branson. I have been doing this for 13 years now. The biggest thing is, I don't want to tear apart a neighborhood. This would be residential activity. The guests are coming to the area to attend a family wedding, or friends of a family, folks coming into Purina Farms to compete. Those that are coming in for a family reunion. Those families that are coming in for two nights up to seven nights. It is short term. And it is also families, so when you travel with your family or you travel with your kids it is hard to stay in a hotel especially if you have dogs. My target is the family with small kids and pets or a group of adults. I do have a noise aware product and that I set at a certain decibel level and if the guests become too loud I will get a notice and I can call them and tell them they are being too loud. I don't want to disturb anyone.

Samantha Wacker-Did you speak with the other neighbors about this?

Tyann Marcink-The property owner said she spoke with the neighbor directly next to her.

Samantha Wacker-The owner does not live here?

Tyann Marcink-She is here. Her partner lives in California.

Samantha Wacker-What makes this property desirable for this purpose?

Tyann Marcink-One, it has the right number of bedrooms and bathrooms. I know that the owners were trying to sell the property and it wasn't working out and instead of losing money they would like to be able to take care of the property and move forward with it. One of the things about a short term rental is that it is highly maintained as far as the exterior and the curb appeal as opposed to the long term rental where you are dependent on the renters to take care of the property. A short term rental will make sure that the property is taken care of at all times because of me having a good rating and that the guests will want to come back. It does depend on my reviews. It is close to the hospital, great location to wedding venues and wineries. All around it is a great location.

Samantha Wacker-Do you manage any other rentals in this neighborhood or let's say a mile within this neighborhood?

Tyann Marcink-This would be my first in Washington.

Samantha Wacker-Are there any of these kind of rentals within a mile of this property?

Tyann Marcink-Yes, there is a one bedroom closer to the hospital.

Sal Maniaci-There is one on East First and East Third. I do not have the addresses but they have both been approved within the last year with special use permits.

John Borgmann-They are on the east side of Hwy 47. Is the house being live in now?

Tyann Marcink-Yes, the owner lives there.

John Borgmann-I was a little surprised when I drove by it today how it looked in comparison with the other homes in the neighborhood. When you mention the maintenance and upkeep it kind of stood out to me that it wasn't being taken care of.

Tyann Marcink-It is in transition right now.

John Borgmann-If it were me and I went on AirBnB I wouldn't stay there because it needs some work.

Tyann Marcink-That is what Diana is working on now. She is working on it waiting to get the permit.

John Borgmann-I would like to see what it is going to look like before approving something when we don't know what it is going to look like.

Tyann Marcink-You can look at my website and see what it is going to look like inside and the outside she still has some work to do.

Tony Gokenbach-Do you have a percentage of the renter occupied versus owner occupied?

Tyann Marcink-I do not. No.

David Anderson-1516 First Parkway-One thing that she said is that people will come here to stay so they can go to Purina Farms. There is no fence for dogs so why bring dogs into the area? Another question is there is a common ground across the street that we all use and take care of. Are these people that come into our neighborhood going to do the same? You have no idea. There needs to be a fence on this property.

Diana Taylor-Owner/lives in home. This house sat empty for 12 years. When I went in there the walls were sticky with oil heat and nicotine. The improvements are pretty incredible. The one thing that is said is that it needs a new roof. The roof it has is industrial. But people say that it looks ugly. I am planning on painting the roof. As far as the dogs I can not tell you how people treat or take care of their animals. I think I have done a pretty good job. I have gutted the home and refinished the floors. It has been an uphill project. I moved here in 1993 and want to make it better.

Samantha Wacker-Ms. Marcink said you spoke with your neighbor? Could you tell us about that please?

Diana Taylor-Sally & Darrel Haddox are the neighbors and they had no problem with it.

John Borgmann-On this aerial, are the property lines true?

Sal Maniaci-I would say the shape is correct but the overlay is probably incorrect.

Mark Wood-They did spend a lot of money and time on the property.

Dan Buescher-Your map is correct.

After a short discussion of the property lines, a motion was made and the following vote was taken:

Samantha Cerutti Wacker	No
Chuck Watson	Yes
John Borgmann	No
Jeff Patke	Yes
Tom Holdmeier	Yes
Mark Hidritch	No
Carolyn Witt	Yes
Tony Gokenbach	Yes

The motion passed with a vote of 5 to 3.

This will go to council next week, July 15, 2019 at 7:00.

- 4) **File #19-0702**-Cathy Bledsoe-Applicant is requesting a Preliminary Plat approval for 4967 & 4971 South Point Road.



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 a two-family lot. 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. Staff recommends approval of the request to rezone 4967 and 4971 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.

- 5) **File #19-0703**-Cathy Bledsoe-Applicant is requesting to rezone 4967 & 4971 South Point Road from R-2, Two Family Residential to R-1C-Single Family Attached.

Sal Maniaci-The applicant has requested to rezone the property to R-1C Single Family Attached to allow for zero lot lines between each structure. This proposed plat subdivides the lot into Lot 78A and Lot 78B 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. Staff recommends approval of Preliminary Plat for Stonecrest Resubdivison plat 15.

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

- 6) Other Business

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

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

Next meeting of the Planning & Zoning Commission will be held August 12, 2019