

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, January 14, 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, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Samantha Cerutti Wacker, John Nilges

Absent: Chuck Watson, Mark Hidritch, Carolyn Witt, Sal Maniaci

- 2) **Approval of Minutes from December 10th, 2018**

- 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.

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.

There was a discrepancy on the application. Commission voted to table until it can be further explained at next month's meeting. Motion to table, seconded and tabled without dissent.

- 4) **Case No. 19-0102**-Big Elm LLC-The applicant is requesting approval of a preliminary plat for Highland Meadows Plat 5.

The applicant is requesting approval of a preliminary plat to create 3 lots in the Highland Meadows commercial development at the intersection of High Street and Don Avenue. The plat proposes taking Lot 6 (two parcels, one 9.8 acres and one 1.9 acres) and creating Lots 6A, 6B, and 6C from north to south. Each lot will access the east side of the High Street extension and will have right-of-way frontage along completed infrastructure.

A perpetual stormwater easement is shown covering almost all of 6A and part of 6B from the original stormwater basin that was drained in 2016. This easement must remain until calculations are provided that the new detention basin in the rear of Lot 6C meet City

requirements for the entire development. At that time a plat revision may be submitted removing the easement for future development. All other appropriate utility easements and notes are shown on the plat as required. With the public infrastructure already in place neither a maintenance bond nor a performance agreement will be required in order to record the final plat. Staff recommends approval of the plat amendment for Highland Meadows Plat 5.

Motion made to approve, seconded and passed without dissent.

Motion made to adjourn at 7:21 , seconded and passed without dissent.

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

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