

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, October 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.

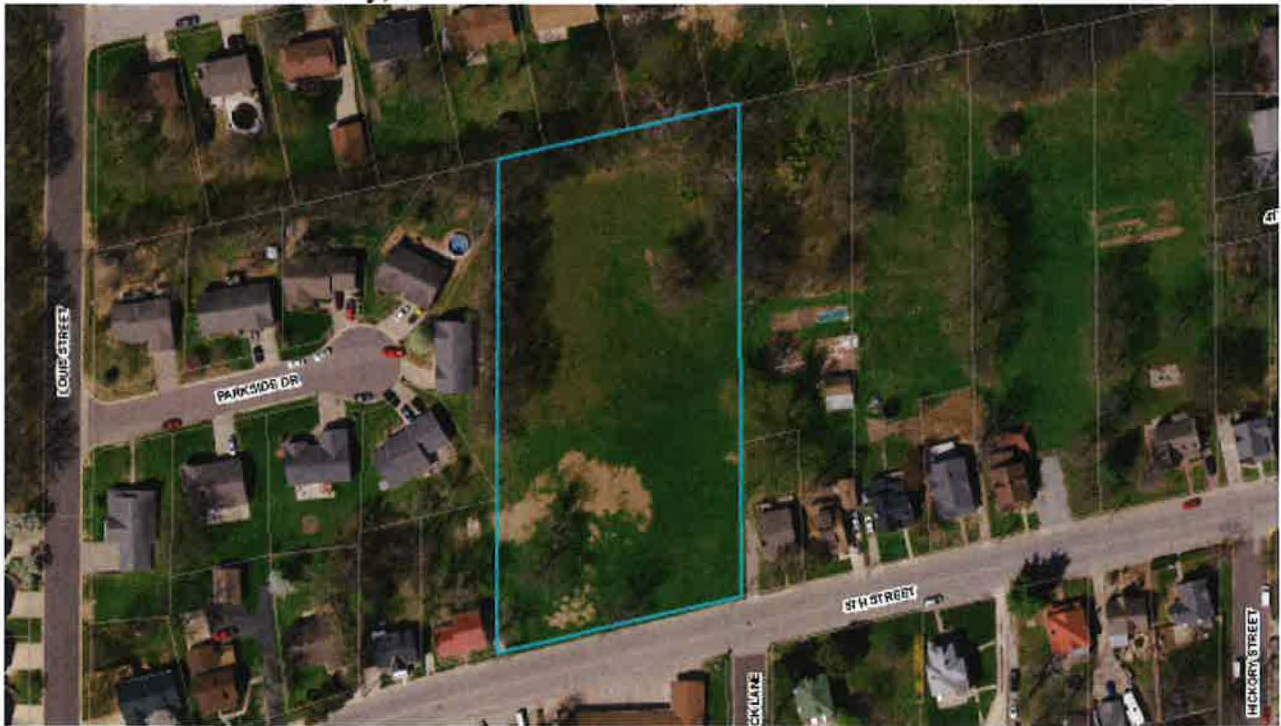
1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

Present: Tony Gokenbach, Carolyn Witt, Mark Hidritch, Mark Piontek, Tom Holdmeier, John Borgmann, Sandy Lucy, Samantha Cerutti Wacker, Sal Maniaci

Absent: Mark Kluesner, Chuck Watson

2) **Approval of Minutes from September 9, 2019-Motion made to approve, seconded and passed without dissent.**

3) **Case No. 19-1001-Richard & Phyllis Steckel-The applicant is requesting to rezone the 2 acre tract across from Schulte's Bakery, 1101 West Fifth Street.**



Sal Maniaci- The applicant is requesting approval of a rezoning of 2.1 acres on 5th Street across from Schulte's Bakery from R-1B Single Family Residential to R-3 Multi-Family Residential. According to the application, the owner intends to build an "owner occupied triplex" with one unit on the ground level and two units on the second floor. The subject property is adjacent to single family residential, but given the location in along the 5th Street corridor staff believes it is not out of the ordinary to allow for multi-family. West Fifth Street has a mix of single family, multi-family, and commercial uses and staff believes the proposed use is in accordance with the area. Per the zoning code, the new zone district would allow for up to 46 units because of the lot size. However, a development of that size would need almost 100 parking spaces, landscape buffering, and substantial stormwater retention. Because of the

nature of the lot, a development of that size is unrealistic. Given the description of the proposed development by the applicant and the City's existing code requirements, staff believes there is enough reason to believe neighboring properties will be protected from any development too intensive for the area. Staff recommends approval of the request to rezone 2.1 Acres located on W. Fifth Street from R-1B to R-3.

John Borgmann-The way it would sit on the lot the entrances for the garages would be in the rear, did they say where the drive would be? Would it be a common drive?

Sal Maniaci-There will be one drive on the left that wraps around the rear of the building.

John Borgmann-Will it have sprinklers? And how will it be addressed because you don't see the other two units around back from the front at all.

Sal Maniaci-We would have to work that out with staff. They would have to have something on the front to indicate the back two units. Also, stormwater is taken care of.

John Borgmann-So there would not be any off street parking other than Fifth Street?

Sal Maniaci-No, they have garages.

Sandy Lucy-Will there eventually be more buildings?

Sal Maniaci-There could be. They could fit one more on there.

John Borgmann-How do you justify the setbacks?

Sal Maniaci-Whenever there is something not within 100 ft. of the setback, when on both sides, you can use the one closest to it on the same block. Minimum is 25 on the east, little bit closer on the other side.

Richard & Phyllis Steckel-We are planning to do this tri-plex on Fifth Street. We will be living in the middle and the other two are also filled right now. We are planning at least a 50 ft. setback.

Samantha C. Wacker-Are you planning more than one building on the lot?

Richard Steckel-We will see how this one goes. It may be a four unit one. Nothing more in the front. It would be on the side.

John Borgmann-How would the 50 ft. setback work with the other homes there?

Sal Maniaci-It is a 50 ft. minimum. No maximums.

Jeff Aholt-What happens when these people die? Can someone come in and make it a rental?

Tom Holdmeier-That can happen to any house around there.

1030 W. Fifth St.-What's to prevent them from building behind?

Tom Holdmeier-The elevation would be one thing.

Unknown-What if they want to put a street in?

Tom Holdmeier-The lot is not big enough.

Unknown-I am not in favor of this.

Robert Filla-1108 Horn Street-I am worried about stormwater runoff.

Sal Maniaci-They would have to submit plans and prove that they are not increasing stormwater runoff.

John Borgmann-What is the width of the building?

The Steckel's-60 ft.

Gail Vincent-1102 Horn Street-What happens if we get more stormwater?

Sal Maniaci-If there is an increase in runoff we can put a stop work order on it. They would have to make it right.

A motion was made and seconded with one nay vote:

Tony Gokenbach, yes, Carolyn Witt, yes, Mark Hidritch, yes, Tom Holdmeier- yes, Sandy Lucy, yes, John Borgmann, no, Samantha C. Wacker, yes.

A motion was made and seconded

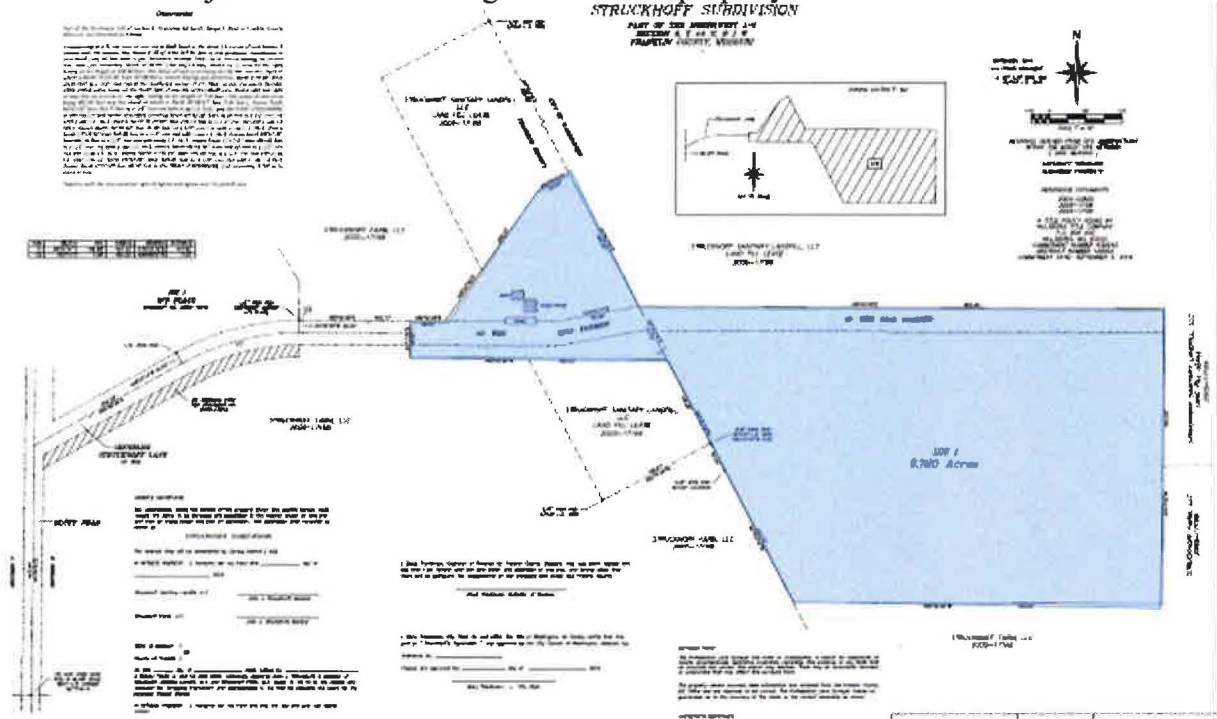
- 4) **Case No. 19-1002**-The applicant is requesting Annexation of property located at the 925 Struckhoff Lane adjacent to and including landfill lease property.



Sal Maniaci-The applicant has submitted an application to annex 1.54 acres of land adjacent to the City Landfill to be purchased by the City and utilized for the landfill. Property is adjacent to current City property and will be brought in as M-2 Heavy Industrial. Staff recommends approval of the proposed annexation of 1.54 acres and for the property to be zoned M-2 Heavy Industrial.

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

- 5) **Case No. 19-1003-**The applicant is requesting Preliminary Plat approval for property located at 925 Struckhoff Lane adjacent to and including landfill lease property.



Sal Maniaci- The applicant is requesting to create a new Lot 1 of the Struckhoff Subdivision Plat in order to include newly annexed property into an already existing lot. The existing road easement into the landfill that traverses the new lot is shown as required on the plat. All other subdivision requirements have been met.

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

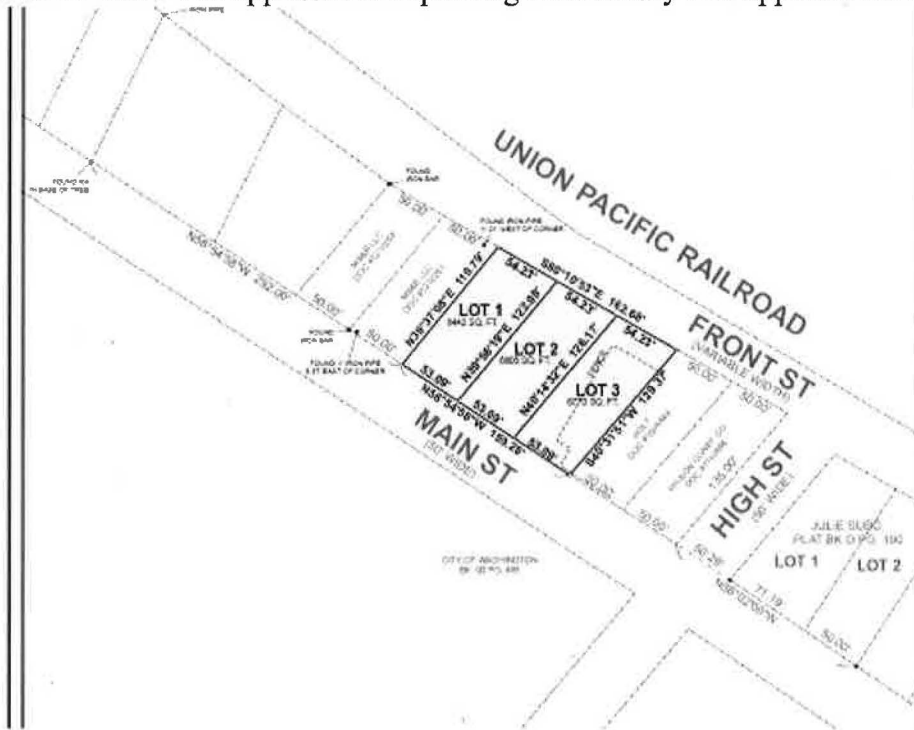
- 6) **Case No. 19-1005-**The applicant is requesting to rezone 806 thru 814 Front Street from C-1, General Commercial to R-1B, Single Family Residential.



Sal Maniaci-The applicant is requesting approval of a rezoning from C-1 Light Commercial to R-1B Single Family Residential for 3 lots located from 806 to 814 W. Front Street. The property has been utilized as single family residential as far back as City records show. However, in 2013, the entire block was rezoned to C-1 Light Commercial for a redevelopment. The redevelopment never took place and the property has remained the same. The applicants at this time are wishing to rezone the parcels back to a single family residential district to allow the construction of new homes. Given the history of the area and the current uses of the neighboring properties, staff sees no reason as to why the requested rezoning would be inappropriate. Staff recommends approval of the request to rezone property located from 806 to 814 Front Street from C-1 to R-1B Single Family Residential.

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

7) **Case No. 19-1004**-The applicant is requesting Preliminary Plat approval for 806 thru 814 Front Street.



Sal Maniaci-The applicant is requesting approval of a preliminary plat for an existing vacant lot located on W. Front Street across from Fischer Oil. The applicant is also currently requesting approval of a rezoning on this lot in order to allow the construction of single family residential. The proposed boundary survey submitted shows 3 lots, all over the 6,000 sq. ft. minimum in the requested district, and all with right-of-way frontage along W. Main and W. Front Streets. The proposed layout is similar to the adjoining lot size and shape bringing the subdivision into conformance with the rest of the block. Staff recommends approval of the preliminary plat for the Wilson Subdivision to create 3 lots from parcel #10-5-15.0-3-099-040.000

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

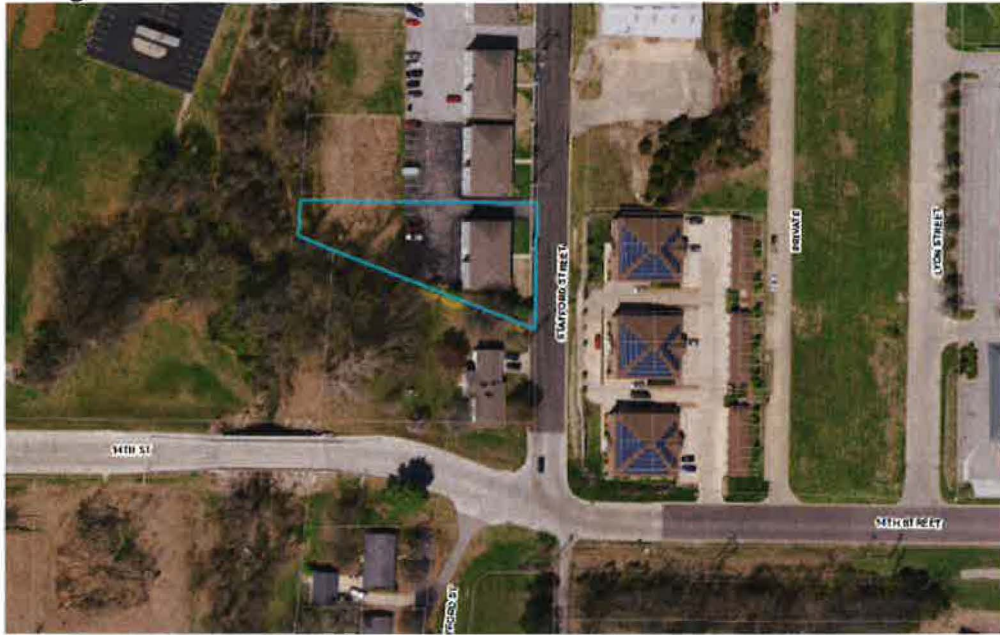
- 8) **Case No. 19-1006**-The applicant is requesting approval of a Special Use Permit for a Vacation Rental Dwelling located at 8 West 10th Street.



Sal Maniaci-The applicant is requesting a special use permit to utilize 8 West 10th Street for Short Lodging. The structure is currently a 12-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. All 12 units will be required to receive a new occupancy inspection to meet the requirements for short-term lodging. 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 8 W 10th Street.

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

- 9) **Case No. 19-1007**-The applicant is requesting approval of a Special Use Permit for a Vacation Rental Dwelling located at 1317 Stafford Street.



Sal Maniaci- The applicant is requesting a special use permit to utilize 1317 Stafford Street Street for Short Lodging. The structure is currently a 4-unit apartment building located in the R-4 Planned Residential District. The special use permit would allow the applicant to accept lodgers for periods of 30 days and less. All 4 units will be required to receive a new occupancy inspection to meet the requirements for short-term lodging. 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 1317 Stafford Street.

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

Motion made to adjourn at 7:55 seconded and passed without dissent.

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

Next meeting of the Planning & Zoning Commission will be held February 10, 2020