

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, March 9, 2020 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, Samantha Cerutti Wacker, Sal Maniaci

Absent: Tony Gokenbach

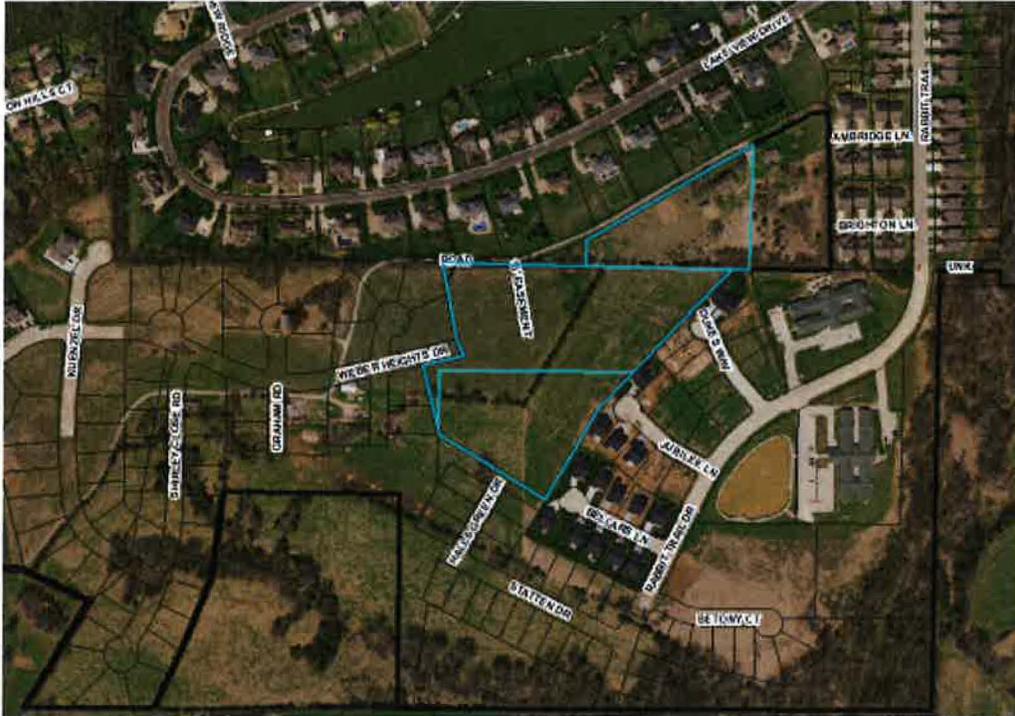
- 2) **Approval of Minutes from February 10, 2020-Motion made to approve, seconded and passed without dissent.**
- 3) **File #20-0301-** The applicant is requesting Voluntary Annexation of The Overlook Development Phase 3 of Weber Farms.



Sal Maniaci-The applicant is requesting Voluntary Annexation of The Overlook Development Phase 3 of Weber Farms. The applicant has submitted an application to annex 9.92 acres as shown on the attached survey. The application also requests that the newly annexed property be zoned R-1D Single Family Residential, which is consistent with the adjoining property to the south in the Malvern Hill subdivision. This zoning allows for single family residential lots 7,500 sq. ft. in size and up. This annexation will create a pocket of un-annexed territory to the northeast where the Murphy property is located. Although undesirable, this is not uncommon throughout town as interested property owners and developers voluntarily annex, while neighboring property owners are not interested in joining at this time. The Murphy's will retain access to public right-of-way in the new development. Staff recommends approval of the proposed annexation of 9.92 acres with the proposed zoning of R-1D Single Family Residential.

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

- 4) **File #20-0302**-The applicant is requesting Preliminary Plat approval for The Overlook Development Phase 3 of Weber Farms.



Sal Maniaci-The applicant has submitted a preliminary plat on newly proposed annexed land that shows a 29 lot subdivision with lots varying in size from 7,500 square feet to 20,000 square feet. The property is also requesting this month to be annexed as R-1D Single Family Residential allowing lot sizes down to 7,500 sq. ft., satisfying the requested plat layout. The plat shows the extension and termination of Weber Heights Drive with an approved cul-de-sac on the eastern edge of the plat. The proposed extension matches the existing road with a 35 ft. wide street within a 40 ft. right of way. Plat 4 also makes a connection south to Halls Green Road, fulfilling a requirement from Plat 3 to add another access to the subdivision. The construction of this plat will create a connection between Rabbit Trail and Washington Heights Drive, which is a major connection listed in our Master Plan. Unlike previous plats, these proposed road extensions are below 10% grade removing the requirement for a variance. Lastly, the Murphy home to the east of this plat, which will remain outside the City limits will be granted an access easement between lots 64 and 65 and along the north side of lot 65. Staff recommends approval of preliminary plat for the Overlook at Weber Farms Plat 4 under the following conditions:

1. Developer must verify that all utilities are placed in easements. It appears sanitary sewer on lots 67, 77, 78, and 81 are not within an easement.
2. Improvements must be completed per approved construction plans prior to a final plat being approved or a performance guarantee must be approved accompanied by a letter of credit or escrow.

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

5) **File #20-0303-** The applicant is requesting Preliminary Plat approval for 905 East First Street.



Sal Maniaci-The applicant is requesting a minor subdivision to separate an existing home and commercial structure. This property had recently gone through a boundary adjustment to make it one lot, however, the new owner of the commercial property along Highway 47 is only purchasing the commercial structure requiring a subdivision to separate the properties again. Newly created lots 1A and 2A will still be zoned C-1 Light Commercial, will have full access to right-of-way, and will meet setback requirements. Staff sees no issues with the request. Staff recommends approval of preliminary plat for 10 Franklin Subdivision.

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

- 6) **File #20-0304**-The applicant is requesting to rezone the property located at Fifth Street and Penn Street from R-3, Multi Family to C1, General Commercial.



Sal Maniaci-The applicant has requested to rezone a corner lot at the intersection of East Fifth Street and Penn Street from R-3 Multi Family Residential to C-1 Light Commercial. The subject property is 0.6 acres in size and has access from 5th Street, Penn Street, and an existing alley to the rear. The property was zoned multi-family as part of the adjacent development to the east where two apartment buildings exist today. The 5th Street corridor is often mixed use; however, this portion is primarily residential. Directly across the street there is a grandfathered office building but even that is zoned R-1B Single Family Residential. Staff realizes that given the property's location on 5th street where many commercial and residential properties mix the proposed rezoning may not significantly detriment the surrounding properties. However, it is staff's opinion that because of the adjacent uses, the existing zoning is more appropriate for the subject property. Staff recommends denial of a request to rezone 0.6 acres at the intersection of 5th Street and Penn Street from R-3 Multi Family Residential to C-1 Light Commercial.

After a short discussion, a motion was made to deny, denied with dissent.

- 7) **File #20-0305**-The sale of Lot 18 of the Heidmann Industrial Park to Noah's Ark; Amendment #23 to the Redevelopment Plan.

Motion was made to approve, seconded and passed without dissent.

