

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, May 10, 2021 7:00 p.m.**

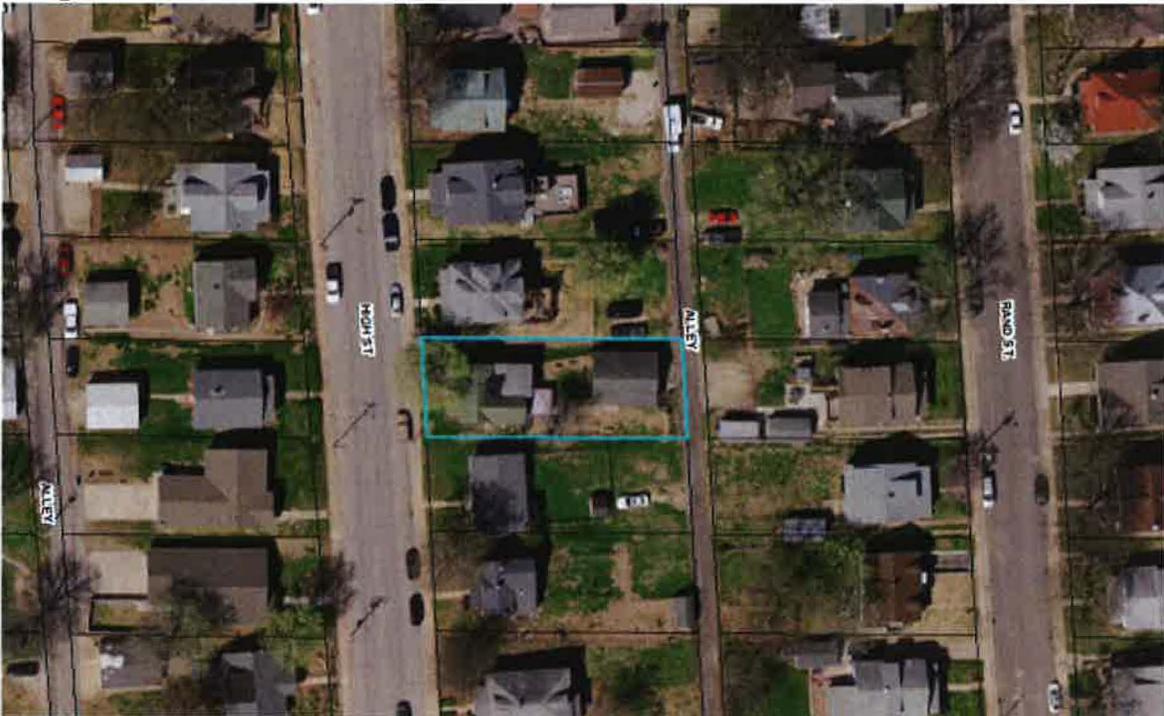
The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, MO.

- 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 April 12, 2021-Motion made to approve, seconded and passed without dissent.**
- 3) **File No. 21-0501-Applicant is requesting approval of a Special Use Permit for a vacation rental at 312 High Street.**



Sal Maniaci-The applicant is requesting a special use permit to utilize 312 High Street for Vacation Rental Dwelling. The structure is currently a single-family home in an R-2 Single and Two Family Overlay District. The special use permit would allow the applicant to accept lodgers for periods of 30 days and less. The home 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 through an alley in the rear and should minimize any additional impact to the nature of the existing neighborhood. Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 312 High Street.

Mark Kluesner-How are those yearly inspections followed up on?

Sal Maniaci-They reapply for their business license and it is triggered then.

Samantha Wacker-Do you know where the closest B&B is from this location?

Sal Maniaci-No I do not know for sure but I do think there is one off of Stafford and Third Street. This is number 26 legally.

Ron Snelson-325 High Street-Is there a minimum days per rental? Because I don't want to see a motel show up in my neighborhood. Who is going to do the background investigations on those people coming into that residence? Is it going to be a vacation home or a motel, commercial vs residential? Who will maintain the property? What is the number of guests per visit? Who and what is the market of the individual for that particular house? Living across the street I think I have a pretty nice house. I don't think that people will want to rent my house as a vacation home. I think it is nice but someone from another state, I just do think it is viable. If I am going to go on a vacation, I want to upgrade. I am concerned about more homes being set aside for these types of setup. If the individual, I know there was a young couple living there for quite some time. Houses are selling in that neighborhood very well. There is one right next door that went up and was sold by the end of the week. They are selling at a pretty good premium right now. I am just concerned about what this is going to bring to our neighborhood. How many cars are we going to have parking on the street? There is a building behind the house, is it prepared to have a vehicles in it or off the alley way? I think most of my neighbors have similar concerns. Again, are we getting a motel or a vacation home? Thank you.

Sal Maniaci-I can't answer all of those but I can some of them. The applicant would be able to answer most of those. The Air BNB and VRBO which is what primarily the applicants use, those usually have a three night stay, a maximum amount of people and they do their own background checks to create an account. Now with that being said, just because we are approving short term lodging they can have their own application and advertising. So I just want to get that out there. Those main applications they run your license and they do a background check. You have to be at least 25 to rent on both of those applications. Most require a minimum of three nights. The applicants did let me know that they were not going to be able to make it this evening but they do have a representative here for questions. As far the parking, I don't know about the garage in the back. We do have off street parking.

Ron Snelson-We have excessive parking on the street the way it is. Having more people parking along there is going to make it even worse. I worry about the children in the neighborhood because it is a busy street and when you start putting more and more cars there, I worry about someone stepping out between the cars and getting hit. It's amazing if you count cars.

Tom Holdmeier-I can tell you one thing we usually do not get into the marketing side of these permits. What they do with their house, selling or buying, or whatever they want to do is up to them. Thanks.

Tonya Meyer-Here on behalf of the property owners. They had to make a last minute trip to Kansas City. I don't know a lot about this but I do know that the garage will not be used for parking. They are going to be making some improvements to the property. Also, the person managing the property has experience with this kind of service.

Tom Holdmeier-Do they have a minimum number of guests?

Tonya Meyer-They will through the VRBO and Air BNB. I don't know that number.

Samantha Wacker-Who is the manager?

Tonya Meyer-Jessica Leeb.

Samantha Wacker-Do these property owners own any other of these kinds of properties in Washington?

Tonya Meyer-No.

Chuck Watson-Do they have any anywhere?

John Borgmann-How many bedrooms does it have?

Tonya Meyer-Two.

John Borgmann-So the most would probably be four people?

Tonya Meyer-I would say maybe six with the couches.

Samantha Wacker-What market are you targeting?

Tonya Meyer-I think that they just wanted to hold onto the property instead of selling it. So just letting it sit empty they went ahead and decided to do this. We already manage several other properties and we thought it would be great to have the ability to have an Air BNB in Washington. I think the primary market will be business owners but also I would think for families coming to enjoy and take in downtown Washington.

Sal Maniaci-The traveling nurses stay at least three months.

Sandy Lucy-Do you know when they anticipate this to be ready?

Tonya Meyer-In the next two to three months.

Motion to approve, first, seconded and passed without dissent.

- 4) **Discussion Items:** Comprehensive Plan Review Committee-It's high time we get this going and start that conversation because our ten year of our comprehensive plan is 2023. But as some of you know that were on the committee last time. We are working on the budget so I would like to discuss this. I will start doing a report card and start going through this and then have a meeting in July before the P&Z meeting. I will send out a reminder.

Downtown Mixed Used Overlay District-

So I know we talked about there was an item on our agenda last month that failed at the Council. I did talk to Tyler King with Downtown Washington but the intent of this possibly this new overlay district that would cover multiple zoning districts is really kind of trying to create an anticipated growth boundary for downtown. We have a lot of pockets that are definitely prime for development. Many of those are already in the C-3 district so we have already covered that there. I have identified some areas that I think logically would go into mixed use so that zero lot line kind of development and they are either 100% outside the C-3, close to it or there are blocks that are half way cut up. I think it would be smart to maybe find some street boundaries. Part of me is thinking why not go even a little larger if you really want to think long term so that is something we can sit on and discuss and I think getting something out to the public to it's not necessary. If there is a single family home on Market Street that we are adding to this we are not necessarily doing anything to the home we are just...the request we had from last month is not the first time this has happened. We have had two requests now with one a little further away that was denied last year and now this one. I get calls sometimes where people are asking if they should be in C-3. I don't want to be a hindrance in development. We don't want to spot zone C-3. That is why I like the idea of a setting a potential boundary or the idea of the intent. Like the one last month, it was catty corner. If you allow that one and then someone comes back a month later you are going to have to say hey, youre going to have to draw a line somewhere. Which is kind of what this is doing. So again the intent, I had two. The first intent is so, kind of like mimicking the C-3. Intent:

Potential Downtown Development Overlay District

Intent

To allow to mixed use and higher density redevelopment projects in areas downtown or downtown adjacent that, in the future, are likely to be developed into uses similar to those in the C-3 Central Commercial District.

To set potential growth boundaries of the anticipated mixed use downtown district.

Code Allowances (match existing C-3 code)

- Zero Setback, unless adjacent to existing residential zoning outside of the Overlay District
- No minimum lot sizes
- No off street parking requirements
- All C-3 Uses permitted

A good example of this is Rhine River, there probably was a point where those properties down there we would consider downtown adjacent, right outside of downtown and once you start bringing in those mixed uses and higher density that naturally is part of downtown. I think that is going to happen to more projects. I think we are going to start getting a lot of these calls and they could be right on the fringe. So these code allowances (see above). There are a couple of C-3 uses that are light industrial because of the Corn Cob Factory and then you get to the disterally. So here is the boundary I sent you all and I am almost wondering if we could go more south with this. The general idea here is to say this is the natural, the natural growth boundary where we are going to see. I stopped at Rhine River and then we know the senior living apartments. It stops at Elijah McLeans and then to Olive, south on Olive to Third Street which is historically single family, I left out the Cedar Street historic district. I cut down south on Elm. Then you go down Fourth Street all the way to Market and I cut the block directly in half so properties that have access to Market would be inside this district and the homes on the opposite side have access to these streets that are perpendicular to the north east street would stay in the current zoning district. So that is my first shot on where we would see these redevelopment areas.



I have highlighted in orange properties that will probably be requested to be higher density mixed use development but right now they would not be able to do that because they are not in C-3. So they would have to come for a rezoning, and obviously this would be an easy one because you have it on each side. Some of these that are split zoned are not in which is the Corn Cob Pipe Factory and the whole block down to the recycle center. There is the Borgia soccer field, the green lot on Lafayette that the Eckelkamps own, and then here on Market Street I could have highlighted a lot of this orange here but the only reason I focused on this lot is we have already seen three corners of this go to zero lot line, this is the only side that hasn't. There are some homes here on Market that have always historically been single family residential and I do include them on both sides of Market here and it is not like we are taking any uses away from them.

I stopped it here on Fourth Street and the reason I did that is because the dark blue is already C-2 overlay which allows single family, two family and mixed use when it comes to retail downstairs and residential upstairs. I would be open for discussion and I could be persuaded to possibly move this. Why not take this boundary down Elm to Fifth Street and even though it is an overlay district. A good example is if someone wanted to redevelop Purcell. Historically on Fifth Street and Jefferson was zero lot line all the way to the corners.



Samantha Wacker-I think we should include Fifth Street.

John Borgmann-I agree.

Sandy Lucy-When downtown talks about their boundaries don't they say Front to Fifth?

Sal Maniaci-Normally, they have expanded it and now they go to Eighth Street. Historically it is Front to Fifth and Market to High.

Mark Kluesner-I think you are right on with the east to west.

Sal Maniaci-It is a sharp boundary and I know that can be contentious in the future. I will adjust this and this Wednesday we have the Core meeting, Economic Vitality, and Design and bring back comments next month. I will come up with a draft and work with Mark. We will probably just write a new code section instead of amending it.

Motion to adjourn, seconded and passed without dissent at 7:45 p.m.

Thomas R Holdmeier

Thomas R. Holdmeier
Chairman