

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, September 13<sup>th</sup>, 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, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Sal Maniaci

**Absent:** Tom Holdmeier

2) Approval of Minutes from August 9<sup>th</sup>, 2021-Motion made to approve, seconded and passed without dissent.

3) **File No.21-0901-**Applicant is requesting approval of a Special Use Permit for 821 E. First Street for a short-term rental.



**Sal Maniaci-**So this is yet another request for a short term lodging or formally known as an Airbnb at 821 east First Street. This is the second house inward from Hwy 47 on First Street it does have access to what you know legally as an alley in the back. But if you guys all recall that is the original Franklin Avenue. And so that is essentially another street back there because there are some homes that access that alleyway all by itself. And so they are asking to have the short term lodging for tenants less than 30 days. You can see here in the zoning, it is R-1B Single Family residential. It is adjacent to a property that actually is C-1 light commercial that was turned into an office shortly after the bridge construction. So like a lot of these we think it is insignificant to the surrounding uses. It's not going to cause a great distress to the neighbors. They do have on street parking, they have alley access and if you want to consider that a street in the back, they actually have additional street parking in the back. There is not any other Airbnb on this block. I will point out however this property just across the street that home or that business has been

there a long time was built over the property lines that recently got fixed at city council with the parcel vacation and there has been a permit to add some Airbnb's there as well. It's already zoned commercially. So this will be adjacent commercial property and similar uses that have recently been approved. The staff does recommend approval of the request.

**Samantha C. Wacker**-Any questions or comments for Sal by board members. Okay. Is there anyone in the audience that would like to speak about this? Okay, well why don't you come on up and introduce yourself sir.

**Chad Greife**-My name is Chad Greife, I'm an owner and manager of the River Sirens Hotel. We just opened up in April things are going very, very, very well. So we just want to continue on doing what's working for us which is accommodating tourism in this area. So we purchased this home and so we're wanting to do to Airbnb's with it. We have some fantastic plans with a rooftop deck and some really awesome things that you can see the river from there. So just being more accommodating to the tourism area and adding onto the Washington tourism.

**Chuck Watson**-You're one comment under impact of night lighting. It says add minimum outdoor lighting. What is your plan for the outdoors?

**Chad Greife**-So as we're looking at it right now, we're going to be putting like part of the roof, we're going to be having a walkout deck area. So the entire upstairs area, we'll just have a walk out onto the roof and that's really minimal in terms of just a patio light, balcony lights out there. Nothing in terms of big glaring lights or anything like that. We're trying to keep it as nice homey feel as you can possibly get.

**John Borgmann**-So you'll be having occupants first floor and second floor?

**Chad Greife**-Yes, we're looking at doing two Airbnb's. Of course, if it's a family that's big enough that would like to rent out both of those spaces, then sure we can certainly accommodate that. But it will be two separate entrances, one for the upstairs and one for the down.

**Samantha C. Wacker**-Are you aware of any concerns from anyone in the neighborhood?

**Chad Greife**-No, no. We've actually been quite welcomed that we're remodeling the home and doing some, some interesting things.

**Samantha C. Wacker**-So okay. Any other questions? Okay, thank you very much. Is there anyone else in the audience that would like to speak about this? Any other questions or comments by board members? Okay then I'll entertain a motion.

**John Borgmann**-I'll make a motion.

**Chuck Watson**-Second.

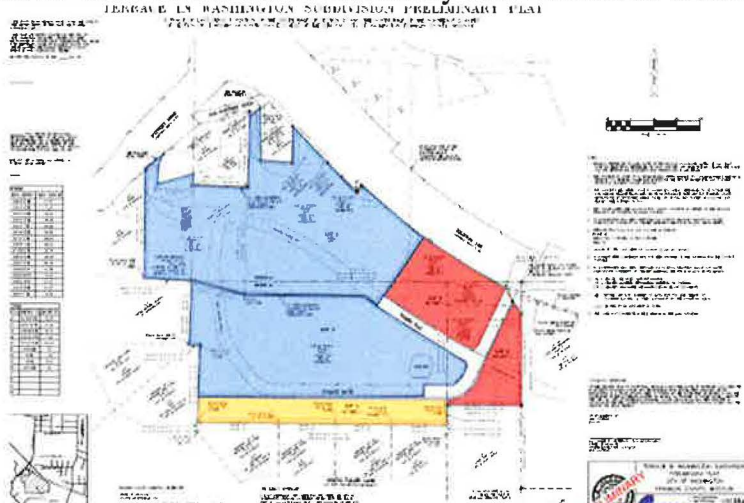
**Samantha C. Wacker**-Motion made by John Borgmann, seconded by Chuck Watson. All in favor?

All-Aye

**Samantha C. Wacker**-Opposed? So moved.

**Motion made, seconded and passed without dissent.**

#### 4) File No. 21-0902-John Faulk-Preliminary Plat-Terrace in Washington-Plat 3





**Sal Maniaci**-Yes. All right. So just to jog your memory, this is the Phase Two of the Terrace in Washington. We did some preliminary planning on this, the first phase. It was about nine months ago from my staff report I believe. And this was, you can see actually the county map has already have some of this road platted and we got some of these outlots done. If you recall, we also did the rezoning for that at that point, the zoning on this map does not necessarily reflect that they knew what their future phases were and they rezoned via legal description, not by parcel number. And so since we didn't have the parcels drawn yet, this red is actually much smaller and it moves up, you'll see in the plat. But so when you see that the lots don't match what you see here. The zoning has actually already been approved to extend this R-3 up a little bit further north and straighten out the C-1. This will no longer be split zone. And so the continuance of this plat, you can see it's just an aerial shot of it. It was Pottery Road. This is Don Avenue that will be extended for an outer road and the Casey's, this is an old picture, but the Casey's gas station is right here. So here is the plat actually connecting Pottery Road. There's a couple things here that we just like to point out that our good news is we do have in our comprehensive plan, a connection here proposed as one of our points that we want it done in the 2013 plan. So you can see it is completing that just so everyone's fully aware we do have, we are working with them to reconstruct this intersection its entirety. Right now it goes to the South Old Pottery Road and then they have to go back out to Old Pottery Road. Our engineering department is working with them that will completely reconstruct that intersection. So, this Don avenue will actually go all the way through to Pottery Road and have a more, you're not zigzagging through in there and we'll have a direct access just a lot cleaner. And I think actually the residents on Old Pottery Road are happy about that because that way, they won't have any traffic coming through here on South Old Pottery and then Pottery will just connect right through and completely reconstruct that. This is for the Terrace in Washington apartment complex. Again, that was already zoned for that. What they're just proposing tonight is to get the platting completely done. So it does consist of four lots. I've highlighted in here because it's kind of a lot going on. The right of way of Don Avenue as you can see cuts through this. The apartments are going to remain on one lot, which has happened often as more times. It normally happens when a road is planted after a lot exists, but it's perfectly normal to have road right of way split a lot. So that's why you see those dotted lines crossing over that is considered one lot and it cuts all the way through here. These two other colors, the orange and green, these are the commercial outlots but they are going to have and then this purple lot four is actually one lot as well. I can't tell you exactly what usually could be there but I imagine since both of them a little bit smaller, they want to be able to sell it as the possibility of maybe building on one with parking on the other are building code allows for your parking to be within 300 ft. of your building. And so I think that gives them a little bit of flexibility there for future development. Um We're happy to say that Don Avenue, there was some discussion about changing the name of the intersection. They have platted it with Don Avenue, which is good, so that stays contiguous and then KJU Unnerstall was the name of that road the first time around and they're continuing that. We did have a couple of comments here, the main being as you can see with this KJ Unnerstall Drive it is long enough that doesn't show a turnaround right there. The reason it shows that is on this zoning map this is actually still zoned R-3, they got that rezoned as a buffer to the single family residential and this is going to be a line of duplexes here on the south side of that street and they have to have actual right away access. So that is why they proposed having this KJU Unnerstall actually be a city street, so they'll have access to that street. They don't have a turnaround proposed there, but in their site plan, they do show access through in two points here. And so we are requiring before it goes to final plat that they show on this plat, it doesn't have to be both, but one of these, I'm assuming they'll probably do this last one because they get the full 360 access, but that that will be 26-foot wide and actually platted as a fire lane and cross access easement. So it's not close to the public. And we've discussed that with them in sight plan with our team. They've come out to multiple meetings. The owner has, this developer has some properties in other cities. So they were familiar with that fire code and everything. They just didn't necessarily want that to be a public street going through their 35-foot wide and we really just need to

turn around access and fire access. And so our engineering and fire department at that meeting was fine with that as long as it is shown, they didn't put on this plat. I think they just forgot to note that since this is the preliminary process, we told them just make sure you add that for a final plat approval. Obviously, they won't get any of this final plat until they submit the construction plans and either have to build them per specs or put in a performance bond for the actual improvements we put in. So the final plat won't be going forward for quite some time. I imagine this just to make sure that everything is preliminarily up to code and meet city standards and it does, it meets the density requirements. And our multi-family section, that's the only time on a platting process that we require that to be shown on the plat. They've noted the density on, I think I cut it out, but they've noted the density on here because of the fact that we want to make sure that lots are big enough and they have to remember the exact but I think given the size of the lot, they could have up to 333 units and they're proposing 310 with a clubhouse and a pool and some open space there and walking trails. So we're happy to see this finally come through. I know it was first phase of this was more than a year ago when we first started talking about this. So we're glad it's moving forward. So staff recommends approval with the caveat of those few changes of having that on the final plat.

**Samantha C. Wacker-** Any questions or comments for Sal?

**Sal Maniaci-** One thing, I didn't mention is stormwater. They do not show a separate easement for stormwater on here. As I understand, they are using a common detention basin with the entire Highland Meadows development, they'll have to show that on the final plat because obviously it wouldn't be on this plat. Before they get construction plans will have to show those calculations of where the water is going. If for some reason they don't come to an agreement with the developer, they will have to come back to you all with a revised plat of where that stormwater will be held unless it's completely underground then they'll have to show it to the engineering department

**Samantha C. Wacker-** Questions or comments for Sal? By board members?

**Mark Kluesner-** Yes. Are they still showing that buffer at the back there to Meadowlake?

**Sal Maniaci-** Yes. So that is actually part of a different development. When the current applicant bought this, they did not purchase the stripe here so it's still shown in blue. We need to update this map. Until we got all the lots platted, how it was going to be was kind of a hodgepodge or you can see it looks like a mess there now that this once this gets recorded we can reflect the zoning map correctly but this thin line and the south is actually R-1C Single Family Attached for the duplexes so that buffer will remain.

**Mark Kluesner-** Okay. Good thank you.

**John Borgmann-** That street to the south KJU Unnerstall Drive, how wide is that?

**Sal Maniaci-** So it is 35 ft.

**John Borgmann-** Sort of be a standard?

**Sal Maniaci-** So this is still standard because we'll have more than 10 units obviously coming off of it. These all have standard 50 ft. right of ways except coming off of the highway here there's 60 foot right of way in case MoDOT requires some turn lanes and that sort of thing which I would imagine they will but they've added some right of way here for improvements to the highway. We are obviously we're going to require or MoDOT would require traffic study for this before they get any apartments. They do already have proof of approval for access on the highway because that house was there, there was already a curb cut to make the improvements. I'm sure they'll have to submit a traffic study. I can't imagine it will be enough with the light at Pottery and the light down here and for that. I can't imagine a traffic study would come back and say you need to signalize that but what I'm, what we're anticipating is that this will be a right in, right out off the highway and then full access to the north and south.

**John Borgmann-** So where Don Avenue meets Pottery Road will there be any traffic study done there too?

**Sal Maniaci-** It will have to study the entire area, the entire corridor.

**John Borgmann-** So there's enough stacking distance on Pottery Road?

**Sal Maniaci-** Correct. There definitely should be. It's far enough south because that's what our engineering department actually were participate in that project. So that's where John Nilges, our City Engineer, has already worked with their contractor. I mean long term the plan is to extend four lanes on

Highway 100 further west anyway. And so when we do that traffic study we will probably work with whoever that engineer is to say, hey, you know, worked that to study the entire corridor, Highway 100, Don Avenue and everything.

**Samantha C. Wacker**-Any other questions or comments by board members?

**Mark Piontek**-Sal is there a reason why they don't renumber those two lots as separate lots. Why are they included as one lot on both sides of a public road?

**Sal Maniaci**- I think just because they ever wanted to sell.

**Mark Piontek**-I'm not aware where you've ever done that before where you have a lot split by a public road.

**Sal Maniaci**-Well I know there is some existing like that but it probably was done. The road was platted afterwards because I know we have parcels where it's one parcel ID on both sides of right of way existing a couple different places that I've always noticed on our zoning map. That probably wasn't existing lot that was cut by right of way.

**Samantha C. Wacker**-Is that allowed Mark?

**Mark Piontek**-I don't know that it's allowed.

**Sal Maniaci**-There's no minimum lot sizes so I don't think it necessarily..

**Mark Piontek**-Because the right of way is not included within either lot and it separates the two lots.

**Samantha C. Wacker**-Then there's two spots actually where it's like that purple and the blue. Right?

**John Borgmann**-You actually have that lot three is the top purple one goes with that according to this plat.

**Sal Maniaci**-Correct.

**John Borgmann**-Lot four is the one down in the bottom. So to me, lot three should be this upper purple also because it's shown on here is a lot three and it is also shown on the east side of Unnerstall Drive is lot three.

**Chuck Watson**-The green and the purple.

**Samantha C. Wacker**-I think the question was, does this instead of this being four lots? Should this be six lots?

**Mark Piontek**-I would suggest that it should be.

**Sal Maniaci**-I didn't know if there was necessarily a reason for it. I didn't know if it really mattered. Okay. I thought that I thought that dotted line across there, maybe it's a contour.

**John Borgmann**-Then I don't know that lot four is big enough.

**Sal Maniaci**-We don't have minimum lot sizes in commercial.

**John Borgmann**-Okay.

**Mark Piontek**-In my opinion, this should be six lots and not four.

**Samantha C. Wacker**-Is it all the same ownership?

**Sal Maniaci**-It is six and not four now. All right, well, it is two owners right now. The Unnerstall's I believe retain ownership, of the commercial and then there are currently these two parcels, 3, 1, 2, 3 are with the new developer. I don't think there's any necessarily reasoning when we spoke to them. We said, he asked me that and I said there's nothing in the code that disallows it but that could be my mistake.

**Mark Piontek**-I think it should be. I think it ought to be six lots and not four.

**Sal Maniaci**-I mean that's really just changing the labels on the paper.

**Samantha C. Wacker**-But we can do that tonight without making them come back?

**Sal Maniaci**-It's not removing any density or anything, so.

**Samantha C. Wacker**-Okay. So is there anyone in the audience that wants to speak about this? Okay. So Sal do you know this is kind of odd to change this without any representative of the applicant here. Would it be appropriate to put this maybe at the end of the agenda and come back to it?

**Sal Maniaci**-I think if you were to make a motion to approve with changing that to six lots.

**Sandy Lucy**-And then you would contact them.

**Sal Maniaci**-Yes. And we can work with their engineer too to change the labels on there. I'm sure it's just something changed on the computer and if they have if they because they haven't filed for a final



plat if for some reason they have some heartburn over that. I remember he asked me and at the time I told you I don't think it's an issue. So I'm sure they would they would have told me if they had to have it that way for some reason. But if there is some heartburn, I have to come back we'll just put them on a future agenda.

**Samantha C. Wacker**-Okay, so with that discussion do we have a motion?

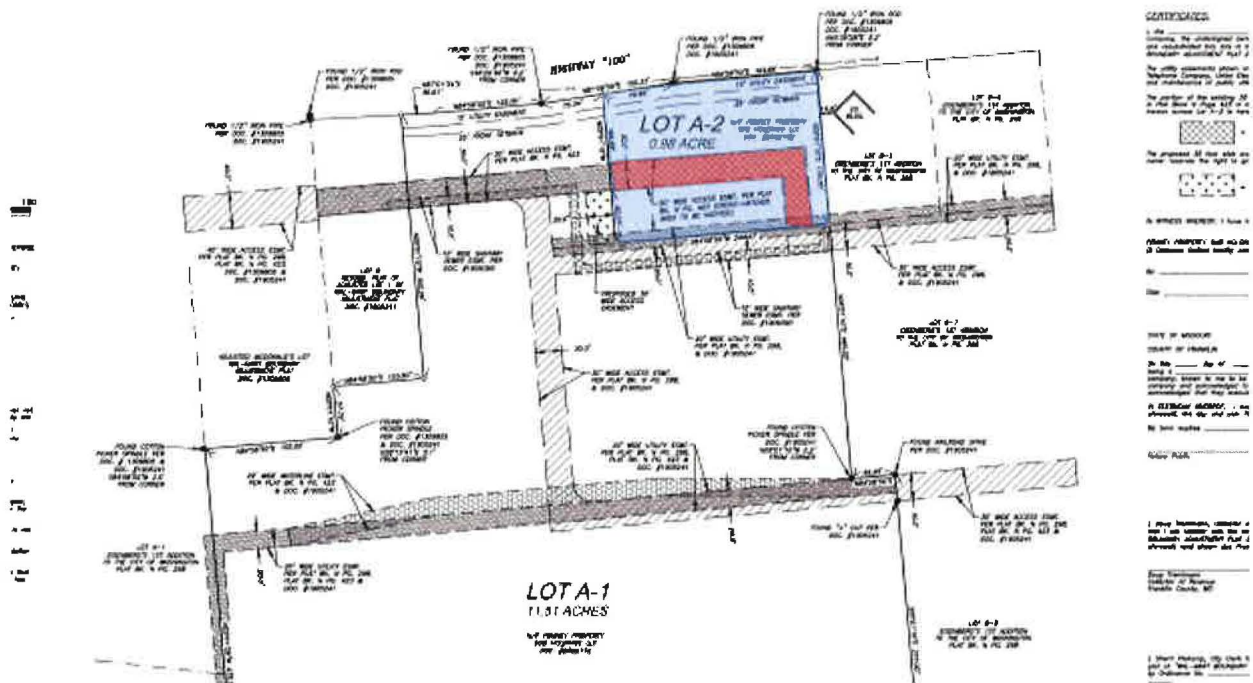
**Carolyn Witt**-I'll move that we have it drawn up as six lots instead of four.

**Samantha C. Wacker**-Okay, so we have a motion to approve the plat as presented, but making it six lots instead of four. Do we have a second for that?

**Sandy Lucy**-I'll second that. So 2nd, 1st by Caroline and second by Sandy. All those in favor, aye. Any opposed so moved.

**Motion made, seconded and passed without dissent.**

5) File No. 21-0903-Preliminary Plat-Walmart Boundary Adjustment Plat 2



So this should also be familiar to the commission. We did a development like this cutting out a lot for Panda Express about a year and a half, two years ago. The applicant and the owner J.C. Penney's have come forward for another out lot requesting a lot. It is not directly adjacent here, but a little bit further west as you can see here, it's all zone C-2, General commercial. So it'll be another commercial out lot. Here is the proposed plat. I've kind of highlighted here because there's a lot going on but they're proposing to create this almost an acre lot A-2 here and what I've hatched in red, this is actually the current cross access easement that goes across there and they're vacating that and then replacing it with this easement to the south and also adding north south one here as well, 30 ft. wide, so it's the same as it was before hand. If you remember whenever we did the Panda Express lot we extended public utility access to get them water, sewer and everything out that way. So all the public utilities already there. They do have access to the highway there even though they're not utilizing it for the main access. But our code requires some right away frontage for any lot created so they don't have any issue there. Which is why these McDonald's and Panda Express made their lot so long there to have access right of

way frontage. I did show the site plan just to kind of show what it is. This is obviously not what we're voting on tonight. This is just the plat to create the lot but to better explain kind of what was going on and since we did look at both at our site plan meeting with staff, we do believe that this proposed development, although maybe adding traffic is actually creating a better situation than we have currently there. I'm sure as everyone is familiar if you've ever driven here, this currently pulling out past the gas station here without having any curb cuts or are really any designation of where to go. You have some traffic cutting right across. You have some coming here, you can even see where the payment gets worn there in a wider fashion. It's not very clear where everyone should drive just because the easement on paper doesn't show that it's there. This plat actually shows curb cuts so I've highlighted here in blue. The new curb cuts here, new curb and gutter and actually extending here and there'll be a new paint um striped here. They are actually adding 46 parking spaces. I believe I put it in the staff report 45. This development on its own is requiring it requires 42 parking spaces and they are adding 45. Even though we allow in the development like this a joint parking agreement they're actually adding enough to completely be self sustained without relying on J.C. Penney's. They are moving some to the south but they're adding more than they're taking away. Again, we're just voting on the plat. There has been some discussion about removing these parking spaces here if that curb cut sort of wrap around having people pull out here but that will be done in house with our site plan review and the building permit. As for the plan itself, it meets all minimum requirements and staff recommends approval.

**Samantha C. Wacker-** Any questions of Sal by board members.

**John Borgmann-**One quick question. The water main service to Panda Express, is that sized enough for hydrant to be on this side on this development lot or not?

**Sal Maniaci-**I don't know for sure but I would assume so that it was it was commercially sized.

**John Borgmann-**There is no other water in that lot except down by Penney's building.

**Sal Maniaci-**That would be something that I'm sure site review would review that. And if it's not then obviously they have to be up sized to the hydrant off of Washington Heights Drive.

**John Borgmann-**But it's all in this new utility, new easement?

**Sal Maniaci-**Correct. It goes all the way out to Washington Heights Drive and cuts in right up in front of here. It actually jogs up and then accesses a Panda Express here.

**Samantha C. Wacker-**Any other questions or comments for Sal or by board members? Okay. Is there anyone in the audience that would like to speak about this?

**Kris Wolfe-Wunderlich Surveying-**Yes. Hello. My name is Kris Wolfe, Wunderlich Surveying and Engineering here representing owner by contract for Mr. Woodcock who's also here. Just to answer your question John. There's actually per the city map and according to locates we had called in, there's actually a water main north of this property. So south of Highway 100. So basically we should be able to tap that main to put any kind of hydrant that we would need. So they're showing the city map shows an 8" line up there.

**John Borgmann-**I just wasn't sure where it was located.

**Kris Wolfe-**So it's actually in the grass.

**Sal Maniaci-**So basically a MoDOT right of way. If you want to go back to our site plan real quick. Basically right there you should see E.W. line. It's just going to be actually covered up with that blue truthfully at this point but just north of that drive through is there's an existing water it's up there in the grass.

**John Borgmann-**Okay Thank you.

**Mark Hidritch-**There's two lines that go through there.

**Kris Wolfe-**There's sanitary sewer that goes to the utility easement to the south and then there's water to the north. So if you can see on that plan right there that E. S. S. to the south, that's that line that goes over and jumps up and runs over to Panda. So that allows the sewer through their sanitary sewer and water mains to the north.



**Samantha C. Wacker**-Are you at liberty to say what is going in or what is the proposed development? Is there anyone else in the audience that would like to speak about this? Okay. Any other questions or comments by board members? If there's no other comments or questions and I'll entertain a motion. A motion by Mark Hidritch seconded by John Borgmann. All those in favor?

All-Aye.

**Samantha C. Wacker**-Any opposed? So moved.

**Motion made and seconded, passed without dissent.**

**Sal Maniaci**-Since this does not have any public utilities needed to be extended or requiring a performance bond, this final plan is going to council next week.

6) **Discussion Items:** Rezoning of 86 properties into the C-3 Downtown Commercial District

Proposed New Downtown District



**Sal Maniaci**-Yes and I apologize I forgot to update that number with Gina. It is 89. So we've added three. Just to kind of again this is our 4th month we're talking about this but with the idea of creating a contiguous and uniform downtown district for our C-3 extending that and having a more orderly downtown development and having growth boundaries as we define them now in the code so we can be very clear for future request about request for rezoning that you know this what is determined to be the downtown district. Again, this is our current downtown. You can see it's got some islands here to the west and south. And then I think as we've all agreed some areas here that don't but are not in it that probably should be. Here are the highlighted properties that we discussed adding last month are we agreed upon adding and then the discussion was to add the three other parcels down to the south on Sixth Street just to make it a continuous border on the south as well because on the east and west caps of this, there are a Immanuel Lutheran and St. Peter's which owns the whole block. And so they already had basically down to Sixth Street anyway, so just to make a clean, we went down to the south. So there was three more letters we sent this time. We sent everyone, another letter letting them know that this meeting was happening as well as we have gone ahead and scheduled a public hearing at city council,



but not Until October 4th just to give some extra time and for some reason um some comments do come up here and we want to revisit this. We could have a special meeting here to then have keep our October 4th meeting there since we did publish that in the paper. Gina listed every single all 89 addresses in the paper. So that was quite the advertisement. Now we have this uniform here again to speak clear this is not requiring any action from existing property owners in the district. They can continue to use their, you have their uses as they have now, it just allows for additional uses in the future and some I want to call fair development standards that match what you have other parts of downtown. As we all know that the only portion that has historically single family residential is here on Oak Street, and those are in the C-2 Overlay. So they already have mixed use. This just gets them into the zero lot line and the no parking requirements, which I think is beneficial. And then there are some, there's a mixed bag, kind of a market street of some multifamily, single family, and this does allow again for the mixed use their as we've seen some requests already for those two have offices on the ground floor and apartments up top. So I think we're to a point where we're all pretty happy. With the additional letters I've gotten. I got a couple more calls with questions, just kind of not for many of those people actually just some other people who got a second letter and said maybe I should call and explain it to them. I have not gotten any pushback. So I imagine we will move this through with everyone on board with it. Staff still recommends approval of this revised boundary shown here. Like I said, we have already published in the paper for all of the addresses shown here to be on the October 4th City Council meeting for a public hearing.

**Samantha C. Wacker**-Any questions or comments by board members. Is there anyone in the audience that would like to speak about this? If anyone in the audience wants to speak, please come forward. If not, certainly won't make anybody speak. Any other comments by board members? Just to clarify are we at a point where we are now prepared to go ahead and take a vote on this?

**Sal Maniaci**-I think so. The vote tonight would be a motion to move forward with the district has shown here with 89 properties now and we would take this too a final public hearing. I can't imagine how the audience that night just to have some time because obviously there's some councilman who are aware of this. Councilman Hidritch and I know we've spoken too. I think Joe and Gretchen just being in their ward but just to make sure they're all clear with it and then we'll give some time. Probably have it finalized on the last meeting in October. I've had a couple people who have already wanted to take advantage of this with some permits but they've known they can start interior remodel and kind of roll the dice and if they want to wait for occupancy until afterwards that's no problem.

**Samantha C. Wacker**-So with that I will entertain a motion.

**Carolyn Witt**-I will move that we put this forward.

**Chuck Watson**-Second.

**Samantha C. Wacker**-Okay. First by Caroline second by Chuck. All those in favor?

All-Aye

**Samantha C. Wacker**-Any opposed? So moved.

**Sal Maniaci**-Thank you. And I will mention we have not forgotten with those amendments also having the last recommendations of a Special Use Permit for zero lot line at intersections to make sure that is in there. So and then we'll also have the definition change of C-3 to make sure we mentioned the growth boundaries and to make it clear that if someone does request that even if it's one lot removed right outside that you know it should go back to a revision of the district rather than just one singular rezoning.

**John Borgmann**-Should we maybe be at that council meeting that night?

**Sal Maniaci**-It couldn't hurt especially to kind of show that the board has looked at this multiple times. It wasn't something that was passed in one night. There's been a lot of discussions on this.

**Samantha C. Wacker**-October 4th council meeting?

**Sal Maniaci**-October 4<sup>th</sup>.

**Samantha C. Wacker**-So any other discussion items?