

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, November 8, 2021 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from October 11, 2021
- 3) **File No. 21-1101**-Extension of C-3 District to include 600 W. Front Street and 539 W. Second Street.
- 4) C-3 Central Business District-Definition.

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, October 11th, 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 Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Mike Wood, Sal Maniaci

Absent: Mark Kluesner, Mark Hidritch

Tom Holdmeier-The first thing I want to do is welcome Mike Wood to the Planning & Zoning Commission.

- 2) **Approval of Minutes from September 13, 2021**-Motion made to approve by John Borgmann, seconded by Samantha C. Wacker and passed without dissent.
- 3) **File No.21-1001**-Applicant is requesting approval of a Special Use Permit for 501 West Second Street for a short-term rental.



Sal Maniaci-Yes, thank you. So I think the third or fourth consecutive month with another request for these so they continue to be popular. This again is the short term lodging, a special use permit for our zoning code. Anything that is 30 days or less requires a special use permit for it to have that type of use in there. And so this property 501 West Second is at the corner of Second and Olive Street. It is actually just outside, so that new district to C-3 District that we created last month or was approved last month actually encompasses the property across the street, but it stops at Olive and Second there. So directly across the street now would have been permitted without a special use permit but obviously in this area

these two yellow dots show the closest Airbnb. There's one on Front Street, Front Street Cellars and then here on Third, I'm blanking on the name of this one, but it is more of a traditional bed and breakfast, The Brick House. Thank you. So there's two directly in vicinity for the zoning map. It is R-2 overlay which allows for single family and two family. These are all traditional duplexes here so it does have a shared wall but that is not uncommon. I'm not aware of other duplexes that are traditional duplexes in town that are Air BnB's or short term lodging but we have plenty that are in apartment buildings or have multiple units and shared walls. So in that regard it's the same. It does have parking in the rear and the front has alley access for parking. And then obviously street parking and it has an advantage of being a corner lot, lots of street parking on two sides. So we do recommend approval of this. If approved would go to council next week and then if approved there they can apply for a business license and set up their inspection which would be done every June when the business license expires.

Tom Holdmeier-So questions for Sal? Comments from anyone in the audience? One comment. Okay come on up introduce yourself.

Lisa Kimminau-My name is Lisa Kimminau and I am part partners with Three G Stewardship Holding, there's three of us and the property is my in-laws and the very first thing I did was to make sure the neighbor had no problem with it. And I went to her first because I thought it was just the right thing to do and she's like absolutely no problem at all Lisa you know and I take care of the property right now you know I take care of all the grounds and the neighbors too so maybe that's why she's like yeah. I know and I just think it's a great property for an Airbnb but I did want to let you know that I did check with the neighbor and I checked with the next neighbor to because I want the neighbors to know who I am. Most of them know who I am, but I know what I'm doing. So yeah, any questions for me?

Tom Holdmeier-Questions, comments? Thank you.

Sal Maniaci-We sent our normal letters out to everyone within 185 ft. and I didn't get any phone calls.

Lisa Kimminau-Okay, so you already did that. I thought that was going to happen after this because I thought, okay well there's a couple of neighbors that I thought well maybe I need to talk to but you've already done that.

Sal Maniaci-Yes. They were notified of this meeting and the one next week.

Lisa Kimminau-Okay. Okay. Super. Okay thank you.

Carolyn Witt-If they were unhappy they would be here.

Samantha C. Wacker-Motion to approve.

Carolyn Witt-2nd.

Tom Holdmeier-1st and a second. All those in favor?

All-Aye-

Tom Holdmeier-Any opposed? So moved.

4) **File No. 21-1002**-Amendment No.26 of the Elmer C. Heidmann Industrial Park Redevelopment Plan—Sale of Lot 18 to JB Capital Investments, LLC.

Sal Maniaci-Yes. So we did this last month for lot 15 actually for the same buyer. So this is good. Just a little refresher and then for Mike's benefit. Anything in our industrial park that is owned by the 353 Redevelopment Corporation, when a sale is done through that corporation, the development plan amendment has to be done by Planning & Zoning and City Council. The state statute 353 requires that since the quasi public group to have a development plan drafted when the park is first adopted when it was first bought. And so any sales considered an amendment when it transfers hands. And so sometimes it does get into the weeds of you know, square footage of the building, jobs, incentives and all of that especially they have to make improvements, public improvements. These are our two smaller lots. So lot 15 was right across the way here on Michael's Drive. This sold last month. And J. B. Capital has also entered into a contract buy lot 18 here right across the way. And so tonight they're just seeking approval of the amendment to the plan to complete the sale. It's one of the contingencies and after

council approval Monday we can close on the property which will lead me into the next item that we are in need of land.

Chuck Watson-So is that the last lot?

Sal Maniaci-There's one lot left in Heidmann after this.

Chuck Watson-Okay.

Sal Maniaci-Or possibly two.

Sandy Lucy-Do you have that? Yes, that large one there.

Sal Maniaci-So this piece right here, across from Enduro is a lot 26, 16.5 acres is the only one left. Lot 12 is now under option these two have sold. That's all left that we own. There is a small lot here that is privately owned that was listed earlier this year. So I think it's about three acres so possibility there.

Tom Holdmeier- Any other questions comments by board? Anybody else in the audience like to make a comment? If there's nothing else.

John Borgmann-Motion to approve.

Chuck Watson-2nd.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

5) File No. 21-1003-Development Plan for the Acquisition of an Industrial Park to be known as the Richard Oldenburg Industrial Park and the Purchase of Land from Waterman Farms, Inc.

Sal Maniaci-So yes, I'm not going to have a ton to say about this just because I we'll have to look at it again later and we are going to do a big press release later. But just how I mentioned since we would be putting this property under the ownership of the 353 Redevelopment Corporation according to state statute, we have to have this development plan adopted. Bob Zick forwarded to Gina and she forwarded along to all you the Draft Development Plan for this park. It is 115 acres of the Waterman Farm here right across the way. We thought that would have been a good place for expansion given its proximity to existing industrial land and access to water, sewer and the highway. We have not closed on this yet. This is just one of the contingencies that we were looking to do to get wrapped up. We do have a schedule closing of October 27 and then at that point we would obviously come back with a plat and a plan of future roads and all of that. But this is just step one and getting that done because like I mentioned, we do not have a lot of land left and if we don't have land for industries to grow, they'll eventually outgrow where they're at and move on and we don't want that to happen.

Tom Holdmeier-So questions or comments?

John Borgmann-So Sal exhibit A the preliminary plat. Do you have a better picture of that how that lays or not?

Sal Maniaci-That is not an actual plat that we're going to have approved. We had to have a possible layout of what lots would look like. And so we will come forward with an actual plat of road widths, water, sewer and all the utilities. Everything we were looking at possible simultaneous. If we had someone on the hook who wanted to close with us. We had to have a plat ready to say this is a lot, you can snag as kind of the first foot in the door and we just were being prepared for that at this time we would be the sole purchaser and we would plat it later.

Carolyn Witt-So I am personally very excited to see your expanding on the west end because I remember years ago when I was on the council and I was at 353 and they talked about maybe having an industrial park on the east end of town and I thought having the town book ended by industrial parks. I mean even though that's our lifeblood, we get a lot out of it. I really am glad we're expanding that way since with the new elementary school and residents can grow in that direction versus industry. So I think this is a good thing and don't expect the park in your name right away.

Sal Maniaci-We have been studying where to go with another park for a long time as Mayor Lucy knows. We have a Land Acquisition Committee that I think the first meeting that I went to if that was

when I was still city planner. So we've been looking at where to put this next industry part for a long time. We've looked at, this is not the only area we looked at, we got a lot of land appraised. Did a lot of homework and came down that we think this is the most feasible. Came to a good deal.

Tom Holdmeier-So, and we had cooperative sellers.

Sandy Lucy-It's been a journey.

Sal Maniaci-A lot of things have had to fall into place.

Chuck Watson-How does that land lay overall?

Sal Maniaci-So it's fairly flat, which is good.

Sandy Lucy-It's really nice. But once you get, it's really nice and flat down there.

Sal Maniaci-But this is, I mean that highest point of this hill was straddled the property line between Melton and the Watermans. So what they took down, they went into the back side and so they're obviously would have to be more taken down there. We are going to work with an engineering firm to get it all and look at possible layouts, get lots that we can sell and that'll all be subject to plat approval.

Chuck Watson-It seemed like it was fairly flat.

John Borgmann-So when that comes in the city is annexation going to be something we need to start looking at.

Sal Maniaci-Yes, it'll be after closing. So after it closes 353 will actually sign the petition for annexation because we're not buying the full farm.

John Borgmann-Oh, you're not buying the full farm.

Sal Maniaci-No. So we're going to separate in the county do their subdivision process to break off a piece that is being retained and then we'll come in with an annexation and platting process later.

Chuck Watson-And then sewer and all that kind of stuff?

Sal Maniaci-Yeah. I mean Melton had brought it across the highway.

Tom Holdmeier-So that's all that's the big benefit. Infrastructure is out there.

Sandy Lucy-One of the big benefit and our power I mean power is infrastructure but the power is out there.

Sal Maniaci-Whenever Mercy did their data center. That was big upgrades to power out there.

Sandy Lucy-So it's the logical place. The substation close.

Sal Maniaci-We're going to make a big splash when it gets to the point we're going to celebrate this one.

Samantha C. Wacker-So anyway, so do we have to take any action tonight? What do we do?

Sal Maniaci-There is a resolution for adopting the development plan and the purchase of the park and then that goes to Council. That is a contingency of our contract with the Waterman's. I mean I assure you what you're not approving tonight any layout of a park.

Samantha C. Wacker-I just wanted to be clear is basically where adopting the concept.

Sal Maniaci-Correct. It is it will be unplatted when we purchase it. We have already started the homework to figure out conservation easements and detention and all that. So we have some groundwork there that was on some of the highlights. But I was hesitant to really go into too much detail that because it could all change.

Chuck Watson-So what part of the farm or did you have a line up there earlier that showed what part of the farm that it is?

Sal Maniaci-Well they're going to retain 25 acres of the actual farm where the house is here. So pretty much straight line down past the barns around this pond just like that. So we'll have access there. We've already started conversations with MoDOT.

Chuck Watson-And a lot of you know, possible option in the future on some of that stuff?

Sal Maniaci-Not tied to the contract. But I mean once access, utilities and everything is there, it just makes it more valuable for them whenever they're ready.

Chuck Watson-True. So just keep building back.

Tom Holdmeier-Okay. So any other comments questions otherwise entertain a motion.

Chuck Watson-Let me entertain your motion to approve.

Carolyn Witt-2nd.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

Sal Maniaci-The district was approved by council. Oh no there is. Oh yes I forgot. So that was approved as proposed by this group last Monday. However, there was a motion to relook at it again if we should move it west to include Elijah McClain's and the apartment buildings. And so we'll have just being last week the packet was already out so I didn't have time to do this or send letters or anything. So we will send letters out to everyone within 185 ft. of those two parcels. Let them know that is a request and it would basically be rezoning those two parcels. And at that same meeting I'll have the language about the special use permit for four way intersections, zero outlines. And then the new definition including the language about growth boundary so that's clear that's supposed to be in this area. And that if anyone that requests the C-3 outside of that that the district boundaries should be amended to reflect that.

Chuck Watson-Did I really know that they were wanting to get the power and light building pulled out of that district?

Sal Maniaci-Yes. So that was taken out on Front Street.

Chuck Watson-So that was taken out of what was approved by council then?

Sal Maniaci-Yes. So that did not get rezoned. And they said they would come in the future when they have a user.

Carolyn Witt-How long has it been empty?

Sal Maniaci-I wouldn't be surprised if that is possibly on the same agenda to be honest.

Sandy Lucy-What to come back in?

Sal Maniaci-I think I may have heard of an event may be happening there.

Tom Holdmeier-I don't see the benefit of being out.

Chuck Watson-I make a motion to adjourn.

Carolyn Witt-Second.

Tom Holdmeier- 1st and 2nd. All those in favor?

All-Aye.

Tom Holdmeier-So moved.

Adjourned at 7:20.

Thomas R. Holdmeier
Co-Chairman
Planning & Zoning Commission



11/08/2021

RE: Extension of C-3 District to include 600 West Front Street and 539 W. Second Street

Planning and Zoning Commission Members,

In October, City Council directed staff to reevaluate the boundaries of the proposed downtown district that was approved last month. In the public hearing, there were concerns that the border did not go far enough west and should include Elijah McLean's (600 W Front) and the senior housing apartments (539 W. Second Street).

Both properties' current uses would be permitted in the C-3 Downtown Zoning District. The main concern from Council was that is why 600 W. Front could not be considered the western edge of the district given the hotel/restaurant/private club/event space are all uses that are permitted in C-3.

Staff agrees that the existing uses and any plausible use for those properties would be appropriate and match the nature of the Downtown District, however, the 600 W Front is unique in that it is a large parcel that is directly adjacent to existing single family residential and currently has a shared access point on Johnson Street, a residential street. Allowing an event center to operate without any parking regulations could cause a detriment to the existing neighborhood. The intent of the C-3 District amendments was to create a growth boundary where mixed use, historic, walkable areas were encouraged to be developed to the highest and best use while still protecting the integrity of the surrounding properties. 600 West Front Street seems to be on the very edge of where this district would be appropriate.

Because it seems parking regulations are the only benefit to the property owner (The current C-2 zoning also allows the existing uses), staff recommends that instead of rezoning to a district that does not require parking, the applicant apply for a parking variance from the Board of Zoning Adjustment when they wish to expand with stipulations to make improvements to the parking situation. Some possible solutions, but certainly not limited to, could be as follows:

1. Add parking on the existing property adjacent to Front Street.
2. New stripped parking on Stafford street
3. A staircase/pedestrian access point from Stafford to the event center
4. Work with the City to add additional parking on Front street closer to the event center
5. Close the gate to public use on Johnson Street so that only emergency personal and staff have access from the residential side, given approval from the Fire Department.

This variance would allow expansion of a permanent event space on site, which seems to be the main concern. A temporary tent is already allowed 6 months out of the year by code, allowing it the full 12 months in a permanent structure would not be a drastic change of use. Remedying any existing or potential detriment to the adjoining neighborhood would be ideal.

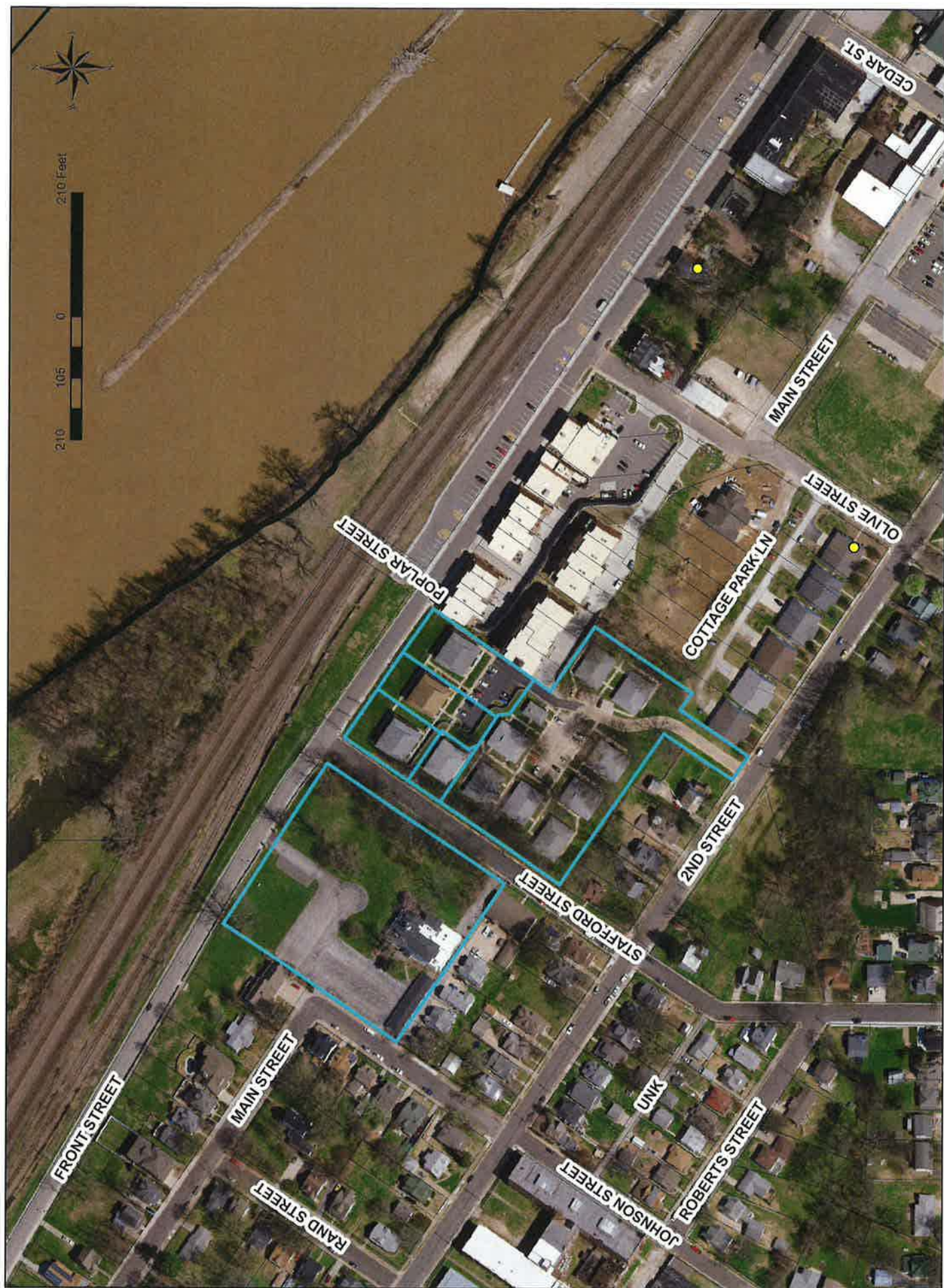
As for the 539 W. Second Street, staff concedes that changing the zoning to C-3 would create a clear boundary of the Downtown District utilizing Stanford Street as the threshold. However, the current zoning is appropriate for the existing use. If that large of a property were to be redeveloped a rezoning and/or development plan could be submitted for approval.

If you have any questions feel free to contact me at 636-390-1004.

Sincerely,



Sal Maniaci, Community and Economic Development Director



SECTION 400.110 – “C-3 Central Business District”

A. INTENT AND PURPOSE

The purpose of this zoning district is to recognize the City of Washington's most historic and unique area of the City — the downtown area. This area is a nationally recognized Historic District. These regulations set forth in this Chapter are to promote a mix of uses such as commercial and residential with appropriate density requirements which reflect existing lot sizes within the downtown area. In this way, the types of uses in the downtown area, a mixture of residential and commercial, can continue in order to promote the unique characteristics of this area not found anywhere else in the City. The intent of this district is to set potential growth boundaries for this historic district and to allow for mixed uses and higher densities areas that are appropriate for the area and to be considered “Downtown Washington”

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B. SPECIAL USES

Certain additional uses may be permitted in the "C-3" Commercial District as provided for in the table of permitted and special uses **Section 400.120, D** of this Article and subject to the provisions of **Article V** of this Chapter. Additional provisions apply to certain uses as listed below:

1. Any proposed zero-lot line on a parcel adjacent to a four-way intersection shall apply for a special use permit.