

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, January 10, 2022 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.

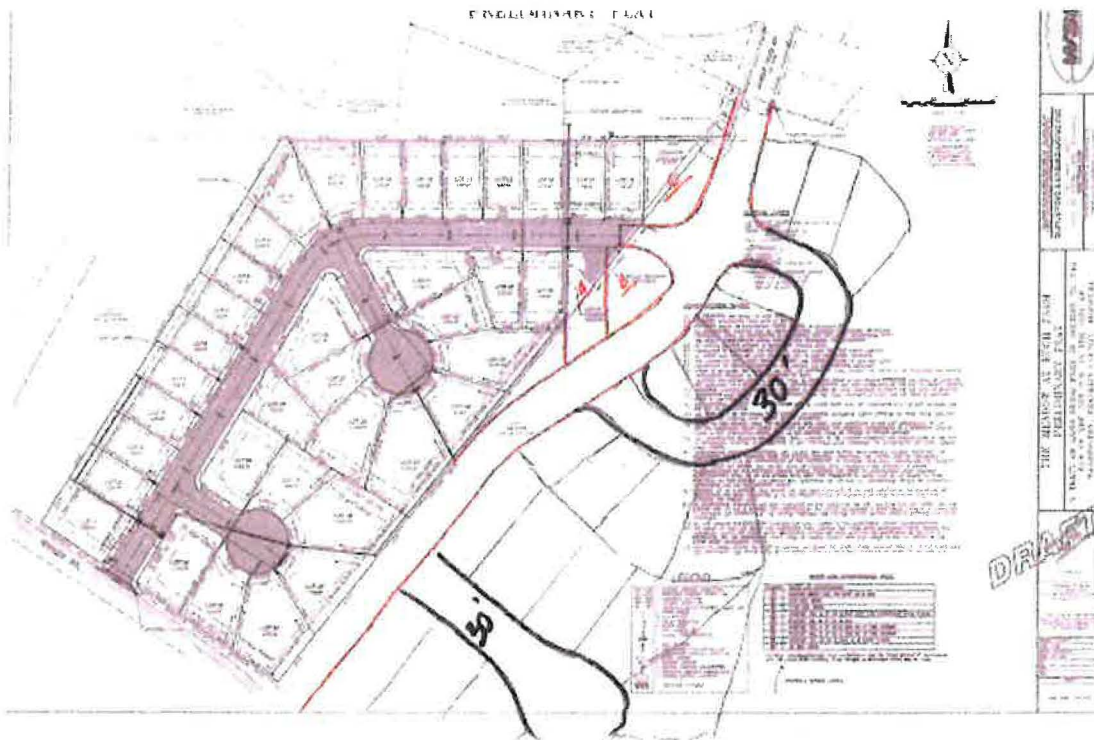
1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

Present: Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Samantha C. Wacker, Carolyn Witt, Sal Maniaci

Absent: Mark Hidritch, Mike Wood

2) **Approval of Minutes from December 13, 2021**-Motion made to approve by John Borgmann, seconded by Chuck Watson and passed without dissent.

3) **File No. 22-0101-Northern Star Homes-Preliminary Plat** –The Meadows at Koch Farms



Sal Maniaci-So if you remember last month we reviewed an annexation for this property about 10 acres off Bieker Road just south of Rabbit Trail and The Overlook at Weber Farms. It came in as and approved at council as well to R-1D Single Family residential which does allow for single family lots down to 7,500 square foot. So now they have submitted a preliminary plat for this subdivision. You can see here it does include 36 homes. The main thoroughfare, there is Koch Lane which will access off of Bieker and it will terminate in a temporary turnaround. This does meet the fire code specs of 120 ft.

wide turn around here until a connection is made and it does have two cul-de-sacs. The name here on this other one will have to change. The 911 department said that was too close to an existing street. So I believe it is Youngfield Court. But other than that, that's just a change they can add to the final plat. Koch Lane is 35 ft. wide and 50 ft. right-of-way, which meets the minimum requirements. And then the two cul-de-sac streets are 30 ft. wide with 96 ft. wide cul-de-sacs that meets our code as well. If it's less than 10 units, we allow them to go from 35 down to 30 with parking on one side and these are short enough that you're really only going to have one lot that'll be no parking on the street side because the cul-de-sacs themselves, we allow the parking, they're wide enough. They show all the proper easements throughout the document. They do have water running through here between lot 16 and 17. That is a public water line. There was some discussion at our site plan to possibly relocate that. I know our fire department said that they may be concerned with 6 ft. setbacks. If they had to replace that. I will be honest our code just requires a 10 ft. easement and they have that it's just maybe if they were a replacement it will be a bigger inconvenience to the neighbors there. We talked it over at site plan so that'll be a discussion between the developer and fire when they're doing the construction plans. As it's shown here it does meet the minimum requirements. There was just a comment from the fire department that there may be a better location from that especially as Rabbit Trail is extended through this common area here. So that may be an amendment later but we wouldn't require a change to the document unless for some reason it changed the amount of homes or something. A final plat can come in with revised easements without having to trigger a start over in the process. All the lots are at least 7,500 square foot. These along Koch Lane get pretty close to that but you can see most of them are significantly larger, especially in the cul-de-sacs. So it meets all the requirements in the zoning code. And then obviously with the temporary turnaround and then the cuts here there's no portion that's more than the distance. I mean you can't have 700 ft. on a cul-de-sac. And then once you have 150 ft. you have to have a turnaround. So they meet all those requirements. As you see here there is no area reserved for stormwater detention. When they built, the same developer, Vic, put in The Overlook to the north, the lake was added on at a later phase after detention was already planned for it. And so that lake is actually extra detention, it's over designed. According to developer they'll have to submit the actual calculations to prove that. But in our first plan review at site plan in our engineering department we said that you know that sounds right, just submit the actual calculations that this is all green space now and then with the rooftops and the road that you have over designed it for that correct amount which they'll have to submit and they're confident that they can do. Again, you'll see my staff report, if for some reason they come in and they say hey that's not going to work and they do have, in that case, they will have to find room for stormwater detention. Then they'd come back to Planning and Zoning with a redesign. But for now we're comfortable moving forward. They can submit the final plans before they get final plat. One of the concerns that we had was the possibility of our connections. So our Comp Plan as everyone I'm sure is aware we have a future connection here for Rabbit Trail. This is a major thoroughfare that will connect Rabbit Trail all the way down to Bieker Road. And that will be a main north/south. We're anticipating the main north/south thoroughfare for people to get from Bieker to Highway 100 and everything in between. I mean there's going to be connections. There's already connections to Phoenix Center but our Comp Plan has other east/west connections between Rabbit Trail and Phoenix Center. So we anticipate this will be a, especially when everything is built out, a high traffic corridor through here. And so two things that we've always wanted on here as Rabbit Trail has gone south over the past 10 years really, is to minimize driveways on there and then to make sure that the connections are going in places close enough to the Comp Plan that's not going to create more traffic issues. We are comfortable, again, this was something our engineering department just drew by hand on the plat of what could work. This farm they decided not to sell and whenever the subject property was sold, this was part of the same family, it was multiple auctions as I understand and they decided not to accept the bid on there. And so there's nothing we can really force them to do. But what we're showing here is that even if you hugged it all the way to here to the west and didn't have lots off it that would, one satisfy us without driveways. But if they came in and hugged that as close as possible as development, this is 200 ft. centerline to

centerline. And so that is far enough apart with two curb cuts there on Bieker Road that we're comfortable with that location of this curb cut. And then also it has this nice connection here to Rabbit Trail that could add some lots and then obviously it comes down. So I just want to show a possible of what that could look like. Obviously someone could come in and buy this and come in further west. We would have concerns about driveways on that plat but that would just be a comment that we would address when it came to that plat. But this was, whenever this came in, actually John just drew this up to say we could even if it hugged it all the way we're still comfortable at that location. So with all that being said, we recommend approval of this. They will not have a final plat on Council yet. Obviously with these improvements not in they have two options. They can submit a final plat and their construction drawings at the same time with an escrow for that amount and that way they can start selling, get it recorded, start selling lots while it's under construction or submit the construction plans, get it built and without submitting an escrow and then they can apply for the final plat later. So I think The Overlook typically did the latter of the two. You would just build it and get it platted later. So we're happy to move forward and recommend approval of this.

Tom Holdmeier-Questions, comments by board?

John Borgmann-Always questions. On the preliminary plat map I guess you might say items number 19 and 20 says that Schedule B or the current title report has not been furnished to the land surveyor by the client investigations as far as easements and other restrictive conditions affecting the subject land and no geotechnical evaluation has been completed. Are there any issues there that we need to be concerned about?

Sal Maniaci-Well we don't require that upfront for the preliminary plat but I think that note on there is that if they were to come forward with, I can let them answer, but if some studies come back on that and they have to revise it then we would just have to have them resubmit a new plat.

John Borgmann-Okay next question. The type of material. It has a proposed temporary turnaround at the end. Do you know what that is?

Sal Maniaci-I would assume it's gravel.

Kris Wolfe with Wunderlich Surveying and Engineering- Right now it's shown as a temporary turnaround as a rock surface.

John Borgmann-So, it's going to be capable of supporting 60,000 lbs.

Kris Wolf-Yes, it should be.

John Borgmann-Should and will, there's a difference.

Sal Maniaci-Riverbend had to submit, between the phase one and phase two. They submitted an asterisk on their plans that said, here's the weight limit for a fire truck, that kind of thing.

John Borgmann-Okay. The other concern that I have and this is another one of those subdivisions that we're considering that is wanting a proposed connection with no guarantee or anything in writing or any indication at all that that connection you showed there is going to even happen. So I did a little research and thank Gina for her work and helping me do this. But there's actually, if you go back and look at the Highlands at Fairfield, which is off of South Point Road, was the last latest one built in 2005. That has 44 lots in it that has the same kind of thing. It's a lot that's in the city next to the county but goes to nowhere except the farm field. Okay. The next closest one was Autumn Leaf. That goes back further. That was built in 2002 has 112 homes in it. And to this date we still don't have a connection for that yet.

Sal Maniaci-I will say it's on next month's agenda finally.

John Borgmann-Windy Hills, when that was built, there is a connection that's put through to that to come through. That was '93 and 76 homes built in it.

Sandy Lucy-Where is that?

John Borgmann-It's up kind of behind the fire station a little bit to the west of that.

Carolyn Witt-I worry about there's a quarry right there.

John Borgmann-And that's right. To the edge of that. Right, so then we go back a little further and I don't know what type of zoning or planning we had at that point was Quail Run and my point is we do that, and here we are doing it again 20 years later we're considering and don't take this wrong, I mean it's something I think we need to

look at and consider because historically whenever we've approved something like this with a connection for future, that future connection has never happened.

Sal Maniaci-Right. But I argue that it's better than a cul-de-sac.

John Borgmann-Okay, I'll take that back.

Tom Holdmeier-I guess my question would be, how do we continue allowing subdivisions without stunning the growth of Washington. I mean ideally it would be, we could have the city limits out further and we can plan better. And I say this is going to happen when we don't have the city limits that far out. How do you do it?

John Borgmann-Right, well, in each one of these cases it's been at the city limits.

Tom Holdmeier-But that's what I mean. How can we know?

John Borgmann-That's a good question.

Sal Maniaci-And I think, well, if the developer, the applicant owned the land adjacent that we could have an argument that there's room here for a connection that needs to be done. The fire code does have updated rules now where it's every, I think 40 homes you're supposed to have a second way in or out. I would have to check that number. But obviously what we've done is to require that stub be a connection. We don't really have control over this here obviously. And so that's where we thought a stub in this location was better than a cul-de-sac. I bet the developer would actually prefer a cul-de-sac because those lots sell first, but we would prefer obviously to have the stub option.

John Borgmann-So what is the length of the street? Do we know what that is?

Sal Maniaci-I don't have that off the top of my head.

Tom Holdmeier-Vic, is there something you wanted to add or?

Vic Hoerstkamp-Developer-To talk about the streets that have been stubbed. There's a lot of them that have continued. We continued on from the Weber Heights where there's two stubs that we added onto. And you mentioned that the end of Rabbit trail has been extended several times and there's a lot of places that have been added onto and extended and if we don't make it so that we can extend it we do end up with a bunch of cul-de-sacs where your people are, can't just go to the grocery store out of town and where they want to go. They have got to turn around and go all the way back out. So to me it's the best thing for the city rather than a downfall. And I think Sal is a big, he pushes for that to not have a cul-de-sac in habit. So that has a connection. So when I met with him in the beginning to say, hey, is this going to look, how does this look? And that was the big thing. He wanted to be able to someday be able to connect those streets.

John Borgmann-And I agree that's my point. But I just wanted to make sure that everybody remembers, we've done this in the past and some have been successful, some haven't and we're still living with those that haven't.

Chuck Watson-I don't think he's commenting directly at you, it's just in general.

Vic Hoerstkamp-And I'm just giving you another outlook. I think I would much rather have a cul-de-sac there for sure.

John Borgmann-I'd rather have what we got there now shown. But we don't have any guarantees.

Sal Maniaci-It's just developer driven. You know, we let a stub sit there till it's developer driven. And I think if there's a connection shown in a Comp Plan that has major benefits to the community for making that connection, now I think staff has kind of a different recommendation that maybe it's, the city could facilitate and participate in some of those. We've done that already and facilitating or participating with the developer to get it done faster. What you'll see next month is a case of that where that stub was never going to happen. And we said, okay, well what if the city were to help make it happen.

John Borgmann-Part of my point there is, is none of you are going to be out there at five o'clock in the afternoon when we have to lay a five inch hose across the road on one of these to connect to a hydrant when the house is burning and everybody's trying to get to soccer practice and meetings and everything else and who gets the brunt of that, we do. Autumn Leaf was, was one of the first ones that's come to my mind. So the reason I bring it up, it's not negative against what the developer wants to do. That was not my point at all. It was more of a we need to be cautious I think a little bit more and just an awareness thing to the rest of the commission.

Sal Maniaci-We're talking about a Comp Plan, if we have a transportation sales tax that if we're fortunate to let it live longer than paying off the bonds of Hwy 100, that's what it's doing right now. And maybe you have a separate

connection and maybe some of that pay just for future connections. But if you have a Council that's willing to participate in that, then that helps a lot.

John Borgmann-And it's fine to make suggestions and past stuff here through zoning and approve it. But then in the real world, sometimes it doesn't work out real well.

Chuck Watson-Well, that's just how things get annexed. It doesn't work out how we like to. We would have liked to have seen that other lot sold and that connection made, but it's like we still have Stone Crest is going to connect over to Rabbit Trail sometime in there too.

Mark Kluesner-That's what I was getting too. So hopefully sooner than later Rabbit Trail is going to become a major major thoroughfare and I mean that street has everything. I guess they can handle all this traffic.

Sal Maniaci-Yes, that was part of it. Where if we were to participate our future connections on here, we would request that to make it a contingent on any future plat that there's no driveways on there because Rabbit Trail closer to Hwy 100 obviously gets too tight and it's already high. It's a major street that you don't want and we have some improvements. We think a connection east west to Stone Crest to Phoenix Center would hopefully alleviate some of the traffic issues at Hwy 100 and Rabbit Trail right now. But again, a lot of that's with other developers, land that we don't control. Just got to wait.

Tom Holdmeier-Well, getting back, we can talk about this development.

Sandy Lucy-We will just say we had this discussion here at City Hall.

Tom Holdmeier-Chris did you figure out the length of that?

Kris Wolfe-It's just under 1100 ft. from Bieker Road all the way to the property line.

Sal Maniaci-Well, I think because of the intersections here, that number starts over.

John Borgmann-It shouldn't.

Samantha C. Wacker- That's not cul-de-sacs coming off of it.

Sal Maniaci-Oh yes because it's not a connection street. You're right. I'm sorry we have we've been pushing connections so long. I haven't had a 700 ft. cul-de-sac to review. Really. We haven't.

Tom Holdmeier-Any other questions?

John Borgmann-In reality then this has to connect through to something.

Sal Maniaci-Well yes it can't be platted with..

John Borgmann-Even the hammerhead isn't, if that's your choice, you can either do a cul-de-sac or hammerhead. So either way it's got to have a study. The future at some point in time it has to whoever develops the next one over has to have a connection to this.

Sal Maniaci-And what we've done in the past. We did it on High Street where we required a corridor be recorded so that when they are ready to do that there's that. It couldn't be built with something else before we get there. But again, that was whenever they controlled that developer on the Jasper property. So but again, if because this is very clear in our Comp Plan of this connection here. If a plat were to come in and not show that connection there, I think we would have all the legal authority to deny it.

John Borgmann-Okay.

Tom Holdmeier-Any other questions, comments? If not anyone else in the audience that would like to speak? I'll entertain a motion.

Chuck Watson-I'll make a motion to approve based on Sal's recommendations.

Mark Kluesner-And I'll second it.

Tom Holdmeier-All those in favor?

Mark Kluesner, Tom Holdmeier, Sandy Lucy, Chuck Watson, Samantha C. Wacker, Carolyn Witt, all aye.

Tom Holdmeier-Any opposed?-

John Borgmann, aye.

Tom Holdmeier-It carried. So it's council two weeks?

Sal Maniaci-No, it won't be on council until they get, oh well I'm sorry the preliminary plat will be reviewed at council. They just accepted to the minutes a week from tomorrow it'll be a Tuesday because of the holiday. But the vote will wait until they submit construction plans and everything.

4. **Comprehensive Plan Update:**

Tom Holdmeier-Alright great. Thanks, comprehensive plan update.

Sal Maniaci-Just quickly, I want to let everyone know the RFP request for proposals for that is out. We wanted to give a little bit more time on this than our typical so we gave them and goes right at four weeks they are due back February 1st by two o'clock. That's on Tuesday and the good news is that I was a little bit concerned just searching online for St. Louis firms because of the P.G.A.V. is the only one we've worked with in the area that we were the last one we did. The Lang Gang has either been absorbed or went out of business. I'm not really sure. And so I was worried that if we got someone to have a state that was more qualified that we would have to increase the cost for drive time, travel time whatever. I already have three local firms, local St. Louis firms interested. I didn't realize H-3, they were just architect, but they do have a planning arm. They actually did Unions last Comp Plan. Then I have a meeting tomorrow with Innovative Five Group that does Comp Plans that they have an office in St. Louis. So I think it'll be a very competitive bid. We put in here quite a bit of information. Most of it is all stuff that we would have included in the last one. The in person online comments, data collection analysis of that input meetings with this group as well as city staff and elected officials as needed, prioritizing the data. The things we've added that weren't on there was examples of the final product that can live online, easily utilized by the public. Right now they just gave us the document that we scanned in as pdf and then right now we can integrate that map with our current GIS program. Ten years ago we didn't have a full time G.I.S. trained person on staff but Charles now is fully trained in that we have someone who can upkeep that to the better ability than we could 10 years ago. So I made sure that was on there. That does make it a little bit more expensive we found but 10 years ago we budgeted \$50,000 and I've asked for \$75,000. I do have \$10,000 set aside for an Economic Development Strategic Plan. I'm wondering if maybe we can see if they can include that in here and then I can double or stack that budget because why, if they can, if they have the means to do that then we can just go that route. But the main thing I really want to talk about tonight is I am assuming we'll have a number of interviews we'll have to do and so I wanted to leave it up to everyone here to decide how they would rather do that. You know, we will have a meeting in February. We already have three or four items on there, regular zoning and one of them is annexation over at Autumn Leaf finally into the Jasper Farm, that final piece. I mean rezoning they don't have the plat yet but we could, I mean we could meet again at 5:00 and try and do two hours of interviews until our meeting or if that's going to be too long of a night for everyone, we can do a completely separate day. I'm open to suggestions and we could do it during the day. I don't know what's easiest for everybody, but I wanted to let this group decide.

Samantha C. Wacker-Do we anticipate on that February meeting that there would be a lot of members of the public present because I would think that, I mean the interview should not be something that necessarily we conduct with all the public, correct?

Sal Maniaci-Yes, because we're going to have our own public input for the Comp Plan with whatever we choose. What I would plan to do is just if we did it the same night, two separate meetings to separate agendas. Well that's 5:00 to 7:00 interviews. That would be closed door. Depending on how many we'd get. Say we do three interviews in that period and then start the meeting at 7:00 that can keep us on schedule, but if P and Z is already shaping up to possibly be over an hour, just keep that in mind. That could be sitting here for three plus hours.

Samantha C. Wacker-Is that February 14th? That's valentine's Day.

Tom Holdmeier-What do you think?

John Borgmann-How long do you expect the interview per company?

Sal Maniaci-So normally last 45 minutes. I mean that would be pushing it. It depends how conversational we would get with them. We just we interviewed and we chose a marketing firm for that new young professional thing we're doing and one of them ended up lasting an hour and a half, because they just started sharing past projects.

John Borgmann-I would think 30 minutes would be too short.

Samantha C. Wacker-I would hate to short change because this is, I mean I want to get a good feel for who were hiring and their qualifications and I'm just I don't want to short change any of the applicants or any of the, you know, for us.

John Borgmann-We'd be better to do three separate ones so you don't have any restraints on there. I know that would be more scheduling maybe and then maybe we can do that.

Sal Maniaci-Typically those firms when they want to win the award there, that kind of work with us and whenever they can meet. So is there a time of day that I could say, hey, if we're going to do interviews, we have our time slots on these three days.

Tom Holdmeier-Do you feel it's important to have everybody there?

Sal Maniaci-As many of us as possible, we decided that this was going to kind of be our committee. So anyone who's interested. We don't need a quorum or anything. It's just whoever wants to be there. Well I think and typically that's more of a..

Sandy Lucy-Can you do something during the day?

Samantha C. Wacker-Depending on what day it is. Yeah. I mean I can have availability during the day just as long as I know and have some notice.

Mark Piontek-It's up to you.

Sal Maniaci-Typically what we would on other ones, we kind of let them do a presentation first on their company and what they've done in the past and then leave time for questions. I mean an hour, I would say probably the shortest we'd want to schedule it. So how about that then? We won't plan on doing it before our meeting. I will see and I'll let you guys know how many I get. We may even if, I can invite everyone in to go through because if we get a ton and we don't want to interview all of them I don't want to be making that decision by myself. So we can call them down and I can give everyone copies of them once I get them. So we can decide who we think we need to be interviewed. Honestly on something that big we probably should score them now I think about it so we have a record so we have a score sheet. So we'll do that. On February 1st I'll give a copy to every one of the ones that we get and then we can decide who we want to interview because I know of at least three that I've said they're definitely submitting of the three local firms. And then we put it on APA's National website and East west Gateway's bi-state region. They're going to email it out for the next two weeks in their Thursday briefings.

John Borgmann- So how large of a document would you expect to get?

Sal Maniaci-Well that's another thing. I mean an RFP I wouldn't be surprised that there are more than 10 pages. I mean they can pretty much show links to other cities that they've completed.

John Borgmann-So we can get hard copies as opposed to electronic.

Sal Maniaci-Yes, absolutely.

John Borgmann-I just like something to write on one.

Sal Maniaci-yes. Okay. Well, they have to either mail in a physical copy and in electronic by 2:00 p.m

John Borgmann-I like electronic cause it's convenient, but if I want to make notes on something I like to have a hard copy.

Sal Maniaci-Right. And when we did a six month contract last time with Lang Gang. They did a six month study. So we have time to have a January 1 implementation.

Sandy Lucy-So this is exciting.

Sal Maniaci-And there are some connections that I want to get done before that I can knock off. So we'll have hopefully on future agendas the next two months, some possible connections.

Sandy Lucy-That would be a goal.

Sal Maniaci-Yes.

Mark Kluesner-Great. Sounds good Sal.

Tom Holdmeier-Any other comments, questions, Sal anything else?

Sal Maniaci-No. We have rezoning, a Special Use Permit for another short term lodging. And then the connection annexation over at Autumn Leaf. The way I mean it's it is multiple rezonings and annexation because they're kind of cutting into it. And so we'll have to get legal descriptions. It looks like a very complicated application just because there's three different zoning and three different requests in there. But they've already submitted an exhibit that's pretty straightforward. So I'll get that out to you guys.

Tom Holdmeier-So great. There's nothing else. I'll entertain one more motion.

Samantha C. Wacker-I'll make a motion.

John Borgmann-Second.

All-Aye.

Tom Holdmeier-Any opposed. So moved.

Meeting adjourned at 5:31 p.m.



Thomas R. Holdmeier

Chairman

Planning & Zoning Commission