

**CITY OF WASHINGTON, MISSOURI**  
**PLANNING & ZONING COMMISSION MEETING MINUTES**  
**Monday, February 14, 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 Hidritch, Mark Kluesner, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Sal Maniaci

**Absent:** Mark Piontek, Samantha C. Wacker, Carolyn Witt, Mike Wood

- 2) **Approval of Minutes from January 10, 2022**-Motion made to approve by John Borgmann, seconded by Mark Kluesner and passed without dissent.
- 3) **File No. 22-0201**-Applicant is requesting to Rezone #9 & #11 Burnside from R-2, Single Family to R-3, Multi-Family.



**Sal Maniaci**-Thank you. Just quick correction I didn't catch it beforehand. R-2, two family is actually R-2 Overlay which is a two family overlay single family and two family. But I'll get into that. So the applicant has submitted an application to rezone this parcel highlighted on the screen. It is currently a duplex at #9 and #11 Burnside. It's the third house up from the dead end of Burnside. And you can see here the property and the entire block is on R-2 Overlay and R-2 is our two family zoning district that allows for duplexes as well as stacked units. And then our overlay in this area of town allows for single family uses. That was created years ago because we had a lot of single family homes actually in that district and to make them conformed with the code, we create that overlay. So actually it's significant more so in this block because everything on the west side is a duplex and everything on the right side actually is a single family. They're all zoned the same, but that zoning allows for single family and two

family. As stated in the staff report, the applicant has come up to city hall and mentioned that whenever the property was built in 96, I believe that it was built with a third meter water and electrical meter in there for a basement unit. And they showed interest in adding a third unit to that property. Because of the code, it can only be single family, two family. In order to add a third, they need to go to R-3, multi family. So that's the rezoning they're asking for. And staff's review of this. We are recommending denial of this request because of the fact that this block is completely R-2 overlay. This area, the overlay actually is defined by a certain boundary. And approving this even though it's may only be adding one extra unit, may not be a significant change to the neighborhood of one unit, but the president of approving a spot zoning, we call the spot zoning where you don't have anything uniform to it. It's not a transition between uses and approving just this is as R-3 with nothing else on the block would not set a good precedent for our zoning code and what we've always recommended in the past. So, that really is why we're recommending denial to keep this as a duplex. So I'd be happy to answer any questions you may have.

**Tom Holdmeier**-Any questions or comments of Sal?

**John Borgmann**-I thought it was interesting that both of those duplexes. The white one and then one next to it. Both have three units.

**Sal Maniaci**-You know in 96 would have been after our zoning code. So I'm not sure if it was built just kind of with optimism that it could maybe have that. As far as I know in this area was never zoned for multi family. It was always two family.

**Tom Holdmeier**-Any other questions, comments by board? Anyone audience that would like to speak on this? Come on up please.

**Mary Voss**-We have property right across the street at #8 Burnside. And when we go working on our property it's always congested down there in the evenings and on the weekends you can't even find a place to park. So adding more people, more cars down there, it's just going to make that a bottleneck as it is because sometimes we can't even park in front of our own property which is right across the street from us. So my husband would have been here but he has to work tonight and he's wants his name is Mark Voss and he doesn't want any either. So that's what I have to say.

**Tom Holdmeier**-Anyone else?

**Martin Hartzell**-My wife and I are the one that own that. And just like he had said, the reason we entertained the thought is there was three meters and everything. And we didn't know what the situation was and the possibility of doing that, we were going to make off street parking. You know it wasn't just going to, you know I understand the woman's concern. It wasn't going to be something that we were going to let the people park on the street. I mean not that they couldn't but we were going to have a drive and I've got some pictures. If anybody's interested in looking at them on what I was going to do.

**Tom Holdmeier**-We have those in our packet. They're the ones who submitted with the application.

**Martin Hartzell**-Yes sir, but it's also a picture of the house and I was going to show where they drive. Uh If you're interested in looking at it probably doesn't matter.

**Tom Holdmeier**-No, not really. I don't believe anybody on the board would like see the photos.

**Sal Maniaci**-I will say if you want to have them to be put into the council packet, you can email them to me and I can make sure council gets a copy of them before next week.

**Martin Hartzell**-Okay. I mean okay, so it's not we're not going to get an answer on this tonight.

**Sal Maniaci**-So this board votes on a recommendation and they send that recommendation to city council. Ultimately council has the final say.

**Martin Hartzell**-Okay, so basically, whatever these people decide?

**Mark Kluesner**-I have a question for you before you leave. Now if the third family was to move in, would that be set up in the basement? I see the pictures here, but so it shows most of pictures in the basement.

**Chuck Watson**-There's a layout in the packet.

**Mark Kluesner**-Is there an open staircase to the basement?

**Martin Hartzell**-The door enters in the right hand side into the building and then there's a basement, It's all framed out already.

**Sal Maniaci**-I will say if approved there are still some building code requirements that would that would have to be checked beforehand on the ingress/egress, make sure it meets fire code as well as parking. Every unit has to have at least two parking spaces off street. They'd have to add that regardless.

**Tom Holdmeier**-So what else would happen with R-3 or could happen in the future?

**Sal Maniaci**-So R-3 is just multifamily in general but it is set by the size of the lot. So in this case I think it's a 12,000 square foot lot. They couldn't add more. I checked it wasn't large enough for a fourth. So it's not like approving the rezoning would open it up for even denser in the future. Three is as dense as you could get with the size of the lot. But from a zoning perspective we still didn't think it was a wise choice to approve.

**John Borgmann**-Mr. Chairman I don't think those windows meet current code egress and they're too high off the floor.

**Sal Maniaci**-That is something that we that is reviewed on any building before they get occupancy whether it's zoned correctly or not.

**Tom Holdmeier**-Anyone else would like to speak on this? If not any other questions, comments by board? If there's nothing further I will entertain a motion.

**John Borgmann**-Motion to deny.

**Chuck Watson**-Second.

**Tom Holdmeier**-All those in favor?

All-Aye

**Tom Holdmeier**-Any opposed. So moved.

**Sal Maniaci**-This will still go to council on Tuesday the 22nd because of the holiday.

- 4) **File No. 22-0202**-Applicant is requesting a Special Use Permit for 406 E. Third Street for a Short Term Rental.



**Sal Maniaci**-So this is another request for short term lodging as it's defined in our code but more commonly known as Airbnb or V.R.B.O. It is actually directly up the street from the property we just discussed in between Hooker and Burnside on the south side of Third Street here 426. The property is

also zoned R-2 Overlay and kind of see in this district that's pretty much the boundary of the R-2 Overlay. It goes from Fifth Street up to the river outside of the downtown district. And you can see here in the aerial, it does have its own private parking, its own driveway on site that is not a requirement of the special use permits but it's something we take into consideration when reviewing where it's at in a particular neighborhood. The other thing I want to point out is there are two other, we actually approved the one on the south here just a couple months ago and then the one in the north on locust has been active for a number of years and so there are other short term lodging in the vicinity. These typically are not a detriment to the neighborhood, they're still residential in nature and in use and as long as they sign up and follow the bed tax and the annual occupancy inspection, we don't see an issue with approving this. So we do recommend approval.

**Tom Holdmeier**-Questions or comments by board members?

**Chuck Watson**-Yes, so this is a two story?

**Sal Maniaci**-Correct.

**Chuck Watson**-Do they want to include the entire house or they wanted to have two separate?

**Sal Maniaci**- They've described it as one unit if they wish to do that even though it's two family, they could do that as part of the special use, they would just have to sign up for two different bed tax, two different occupancy inspections.

**Chuck Watson**-They would have to have all the other safety items? It's a normal residential occupancy?

**Sal Maniaci**- Yes, it's a normal residential occupancy inspection other than the fact that it has to happen every year. They have to show an illuminated exit light and then fire extinguishers do have to be shone out as well.

**Chuck Watson**-It's just to verify for sure. It was two, I knew it was two stories, but they were just doing it as one unit.

**Tom Holdmeier**-Any other questions, comments by board members? Anyone else in the audience that would like to speak on this? Please feel free introduce yourself.

**Gayle Beckman**-This is my husband, Michael and we, this will be our third Airbnb that we are trying to get approval for and our other two are working well bringing a lot of people into Washington. So we're hoping this one will do the same. This will be only a single.

**Tom Holdmeier**-Any questions? Anything else. Thank you. Anyone else in the audience? If not any other comments, questions by board? I'll entertain a motion.

**Chuck Watson**-Motion to approve.

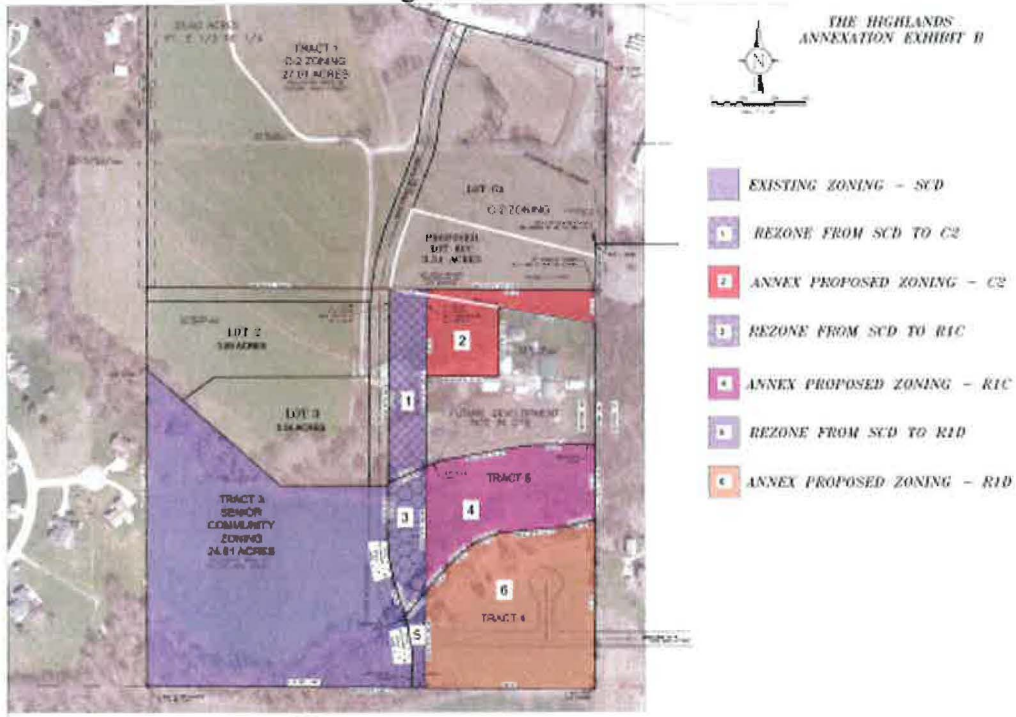
**Mark Hidritch**-Second.

**Tom Holdmeier**-All those in favor

All-Aye.

**Tom Holdmeier**-Any opposed? So moved. Thank you.

5) File No. 22-0203-Annexation-The Highlands.



6) File No. 22-0204-Applicant is requesting to rezone 1750 High Street.

**Sal Maniaci**-I will be doing items five and six as one because you can see this is kind of convoluted application, but I do think it's cleaning a lot of things up down in that area that have been growing for a long time. So let me pull that up. All right. So yes, as you can see here we received two applications for the Highlands. This is the commercial residential development on what we've been calling the High Street extension for a number of years now, obviously we've reviewed a lot of this. There's the multifamily going up in this area. This is commercial that's already started. And then there's a senior community district down here that's already obviously been developed. You can tell this is a very old area. We have not had these updated from the county yet. A lot of this has already started to develop, especially High Street to the south. And the one thing I want to point out before I get into the first request is the zoning here. And so this area in purple is senior community district. That is what was considered a planned district that we had in our old zoning code. In 2017 when we redid our zoning code, we actually removed that as a zoning district that could be requested, but it still exists on our current zoning map. So we still have to follow that 2017 code, but it is a zoning that is no longer able to be requested. But one thing I want to point out here is that you can see when they first asked for that or probably annexed and got it at the same time, I believe this was all one parcel and that's why it kind of landed the way it was. High Street as it has been constructed didn't follow that property boundary. No one knew exactly what was going to go based on the topography. And so you can see this purple strip on the wrong side of the road here. There's really no reason for that to remain senior community with that small strip there, it's obviously going to go into the area. And so this area right here is kind of the main area of what's being annexed. I'll show it's not all being annexed but a large portion of it about eight acres. And then this strip, all the way along where High Street is going to be extended is what's being rezoned. So there are two applications with six different requests because there are three different zoning requests for the annexation and then three different rezoning along that strip I just pointed out to match the newly annexed area. So this is the exhibit that was submitted with the application that demonstrates all six requests. As you can see here they are cleaning up and well, I should point out this is not a plat. They will be coming back with a plat, but as you can see here, High Street will continue to work its way south all the way to the southern property line meaning that the strip will continue to be

on the of senior community district will continue to be on the wrong side of High Street. I'll put it on the east side of High Street. But first with the annexation, you can see this area number two and here this is proposed to be an annexed in as commercial. This is already all commercial to the north. You can see this red is commercial. So they're creating I called it in my staff report one last commercial lot kind of as you work south because then they're going to residential. This track five here it's got a number four on it they are requesting to annex that piece as R-1C, single family attached. This will actually allow for duplexes that are different from the R-2 overlay because it's specifically for traditional duplexes with a shared wall not stacked units. And so this area in pink here is what's coming in requested to come in for duplexes R-1C. And then to the south this track and this is kind of the most important piece to point out because it does have where Sophia Drive will be connected. There is proposed to come in as R-1D single family residential and does allow for 7500 square foot lots. Which is typical the typical lot size that we have been approving for the last five years or so. And so those are kind of the three annexation request as you work your way down. As for the nature of each request and whether requesting the zoning staff sees no issue with this. This area to the north that's coming in as commercial is adjacent to existing commercial to the north. Kind of creates that buffer. Actually it's pretty typical you've got multifamily commercial, two family and single family. It kind of creates that transition as you get from retail down to single family. So that works out nicely there with this top lot becoming uniform. Um They are proposing to keep this outside of the city limits for now and then annex that at a later date and then again like I said the two family and then single family. So those zonings fit into our comprehensive plan with where the residential, multi family and commercial is. And like I said also creates that transition down. On the rezoning side just to follow exactly what they're asking with the annexation. This hatched area in one is proposed to become commercial because right now it's senior community district on the east side of High Street. This three with this kind of hexagon shape or pattern is proposed to be rezoned from senior community district to R-1C to match this pink and purple. And then lastly this very small strip where High Street kind of curves back to the east. Still senior community district. They are requested to rezone that to match the single family zoning here. So as I kind of mentioned, this really does clean up the development there since that strip has been created as High Street's been extended and we have no issues with what's being requested. Again our comp plan for a long time has had this connection here on Sophia Drive. They're obviously not asking to plat that right now. Obviously there's still designing that but bringing it into the city limits into the single family zoning shows that what is shown in a comprehensive plan one since we've had since 2013 and really before when that stub was put in when Autumn Leaf was constructed. So we are recommending approval of this. This will not be the last time you'll see it once they have a preliminary plat we'll be back to you with actually showing how many homes will be on there and exactly where the road's going to go and everything but we recommend approval and excited to see this growth happen further south. S

**Tom Holdmeier**-So questions?

**John Borgmann**-Yes. I have one. The spot that's not going to be developed. If that, when that comes into the city would that mean then that that would have to be commercial because its commercial in the front up to High Street and on the north side.

**Sal Maniaci**-Have to is a strong word I would say we would recommend it. So when you get an annexation application for it they get to pick their zoning and we recommend recommendation on it. We would recommend to be commercial to uniform this all out the left. I'm assuming that's our plan since they decided to make this one commercial and this will be the last commercial lot across from the senior community the Riverbend here. But yeah, they'll have to designate that on the application. If they were to come in and say, hey we want to create a strip, keep the strip commercial and do a weird L shape of multi family we would probably change our recommendation on the annexation application

**John Borgmann**-Because I wouldn't think that strip would be wide enough to do anything new.

**Sal Maniaci**-And you wouldn't have access to it without building through it.

**John Borgmann**-Okay, I just didn't know if that was in discussions or not.

**Tom Holdmeier**-Any other questions, comments, anyone in the audience that would like to speak? Come on up, introduce yourself.

**Kurt Unnerstall**- for the record. I'm the applicant here tonight. As Sal mentioned the reason that we've got several tracts of land that we're getting rezoned is High Street had an agreement from the previous owner that I owned it that you could move High Street 400 ft. in either direction. So when we annexed the senior housing land in 2016. Wunderlich went to section lines and section line. So at the time it was done all the purple was one big square. Since then lot two and three have been sold off to the senior housing folks and then consequently the city has eliminated senior housing community zoning. And again, I would like your board sometime maybe to figure out a way to clean that up because appears that I was the only developer who put that on the books and two spots in town. So it would be nice to clean that up someday and figure out how to go through that process. But anyway, that being said, we plan to bring in track four and five and then two was land that was not in the city so we want to bring that in which matched some of the land that I think it's called last one matches six c up there. So the remnant piece up top adds to the piece that's already in the city, which if you go out there to Oak Point Senior Assisted Living Center is the neighbor as Sal said that the google maps have been updated, but the assisted living center is sitting on six b so it's just another commercial lot next to assisted living center. We hope to be back next month with a plat preliminary plat on track four, which will be all single family residential bringing Sophia Drive into Autumn Leaf connecting that and then just platting basically tract three as it sits now as a lot basically. We have a perspective buyer for that land basically continuation what's there now.

**Tom Holdmeier**-Questions comments by board?

**Sandy Lucy**-Kurt it's exciting to see this coming forward. You know, I mean we're a long time talking about it and looking at it and things like that. So thank you for your efforts. Thank you for your commitment.

So it makes good sense. Interconnecting streets. Yes. The streets, our streets are great.

**John Borgmann**-That's a good thing.

Hi, my name is Brandy Hagedorn. Oh, this is Peyton my daughter. We are residents of Autumn Leaf and I'm unfamiliar with how all of this works, but I mean in my personal opinion, it seems like when I read the article in the newspaper, I was a little concerned because I know the intent is to connect on to Sofia and one of the most wonderful things about our subdivision is I don't think you could find a subdivision in Washington where you have families out and about children walking their dogs, children on scooters. Just families in the streets and out in their yards. So I'm a bit concerned that we don't know how many houses are going to be added on the other side and the way that I read it and interpret it and I could be wrong was that it will, it's important to be a cut through to Highway A. While I appreciate the development, I think that we have to balance that out with neighborhoods, existing neighborhoods. I think our subdivisions probably about 15 years old and try to balance out that growth and also our existing neighborhoods and communities. So I'm very concerned that people would be driving through our neighborhood as a cut through the Highway A and it would really take away from our subdivision as it is today without knowing the style of homes, the number of people that are going to be living there. And while it's important that we improve our roads cutting through the subdivision, I think it's 20 mph, maybe 25 whereas Highway 100 is has a much higher speed limit and I don't know why it seems important to the city to do this cut through and at this point our subdivision has been in existence for so long. I'm just concerned about this process quite honestly.

**Sal Maniaci**-I'm going to pull up the Comprehensive Plan. When Autumn Leaf was developed, the streets were stubbed on purpose for future development. And so the main thing being connectivity for public access, our emergency services to come in and out. Also, there's a water line needs to be looped. I know our water department wanted to do that a long time ago. But for transportation planning purposes it really doesn't make sense for this to be the major thoroughfare to connect if you wanted to make a shortcut between Highway A and Highway 100. It's more about interconnectivity for this neighborhood and a safer access to that to Autumn Leaf. If you see here long term this is the area has to

develop and as things come in we keep going further south. If there's going to be a cut through, this is what we can determined to be the cut through the Highway. We call it the East West Parkway and where Chamber drive comes in. High Street is planned to come all the way down.

**Chuck Watson**-I don't think they're going to zigzag through your subdivision as much as, but it's like mainly the safety for the access, you only have one access in and one access out.

**Brandy Hagedorn**-And I understand because I actually live on the other street that dead ends. But at this point I don't know, I can't speak to us having any issues after being there for 15 years.

**John Borgmann**-You were just lucky you weren't home the day we had to close the street up close to Highway A for a house fire and we had to close it for about two hours.

**Brandy Hagedorn**-I did see that it was closed recently due to a car accident and I know while you say there's a main cut through over here, it is going to increase the traffic through our subdivision as well. So I really hate to see our subdivision impacted negatively. I appreciate growth, but I do think that we need to give existing streets and subdivisions consideration. I understand it's a long term plan. We knew that when we moved there. But at this point it I just hate to see our neighborhood affected because we really at this point we don't know how many homes or families will live there. And so there is a potential, obviously it will increase traffic through our neighborhood which will be detrimental to the families that live there.

**Tom Holdmeier**-That will that will be the next step when he comes back with the plans that we can see how it's going to layout and everything as far as density. But still, I mean we had we've always had that as an access and not, I can't say people won't cut through.

**Brandy Hagedorn**-And I do know that speaking with the developer of subdivision that that was the plan. But having gone so long and while you say there could have been something, I think it'll be more detrimental than advantageous for our subdivision to have this street extended. But that's my opinion and I can tell you, I would invite you all to drive through our subdivision on a nice warm day and see all the families and it's troubling to me because people will, even though we're going to have an additional cut through if you will, they will cut through our subdivision and we all know how careless people are and it will be detrimental to our subdivision.

**Tom Holdmeier**-All right, thank you. Anyone else in the audience that would like to speak? Any other questions, comments by board?

**Mark(could not understand last name)**-I live on the street that Emily. So the one over. My concerns are that I see you've got plans to attach both of them. I don't see the need to attach both. I think you can still develop Emily because I think he's already bought that land so you could develop that without connecting them both. I understand your need to connect one of them connecting both of them? I think it's a little over built.

**Sal Maniaci**-So this is shown in a Comprehensive Plan as a possibility. It's a recommendation until that land is actually annexed in and has a plan for it we don't know if that will actually come through. Take from a city planning and connectivity the less cul-de-sacs, the better. That's just how we plan. But if that would be up to Planning and Zoning and council if one connection is enough to then say, okay, a second cul-de-sac here is fine but that we won't know until someone comes in with a plan for that.

**Mark ?**-You know what you do here. As far as you know that multi family coming up at the end of the cul-de-sac there. You know it stops basically at the creek there at the three. But there's no intention as that goes into the land that's going to be able to be developed as single family to continue that along the east side of High Street where your three goes to the five in there in your hatch, it's all purple. So that's going to be single family. But it's like you have no intent of ever letting that multi family bleed into all those single residents.

**Sal Maniaci**-No, I mean in our Comprehensive Plan, it shows residential as you go further south. And so I mean I would be very surprised if the Marquart Farm to the south became multi family.

**Mark ?**-I want to say the stream floodplain there and up onto the top where it's all developable. I'm assuming the west side intent would be and also even on the west side high street.



**Sal Maniaci**-Further south and hear from here. Yeah, I mean further south of here, it's all planned to be single family in our Comprehensive Plan. Again you'd have to wait for someone to buy it and annex it and request it.

**John Borgmann**-And the other intent there is that High Street would be limited access. So you couldn't have houses with driveways coming out onto High Street that's kind of been put in to our plan to already. So it would be a major thoroughfare through and you wouldn't have a single family residence built right on High Street.

**Tom Holdmeier**-Thank you. Anyone else? If not, any other questions or comments by board?

**Chuck Watson**-I'll make a motion to annex

**Sandy Lucy**-Second.

**Tom Holdmeier**-1st and 2<sup>nd</sup>. All those in favor?

**All-Aye**. Any opposed? So moved.

**Tom Holdmeier**-Moving on to item number six. File number 22-0204. The request for rezoning.

**John Borgmann**- I'll make a motion to approve the rezoning request for the three items per staff's recommendation.

**Mark Kluesner**-Second.

**Tom Holdmeier**-All those in favor say aye?

**All-Aye**.

**Tom Holdmeier**-Any opposed? So moved. This will also go to Council on Tuesday.

**Sal Maniaci**-And actually the way it timed out with the annexation notice in the paper, both of them will be the same night.

- 7) **File No. 22-0205**-Applicant is requesting to Rezone 426 W. Front Street from M-1, Industrial to C-3, Downtown District.



**Sal Maniaci**-Yes. So as we're all aware when we redid our C-3 Downtown District about six months ago, the owner of 426 West Front, commonly known as the Tibbe Power Building opted out of that district because they wanted to keep their options open for if they wanted to keep it industrial, they didn't have a user for it at the time. They do now have a user for it that um fits into

the C-3 District and so they have requested to now come into the C-3 District. So you can see here where we kind of drew that boundary here. This gray was where it was still industrial from when it was a power company and now they're wanting to come in and match the C-3 zoning. So recommendation is the same we had six months ago we recommend approval it will clean it up, allow them to not have to provide off street parking which is something we wouldn't want to encourage their in the historic area anyway, so recommend approval and happy to move forward.

**Tom Holdmeier**-Questions, comments of Sal, by board, anyone else in the audience that would like to speak on this?

**John Borgmann**-Sal, I do have one question that parking that is shown from the aerial map there to the west I guess of the building. Is that parking for that lot?

**Sal Maniaci**-It is. I think they may have plans for the lot that they didn't want to have to provide off street parking.

**Tom Holdmeier**- Any other questions or comments by board? If not I'll make a motion.

**Mark Hidritch**-I'll make a motion.

**John Borgmann**-Second.

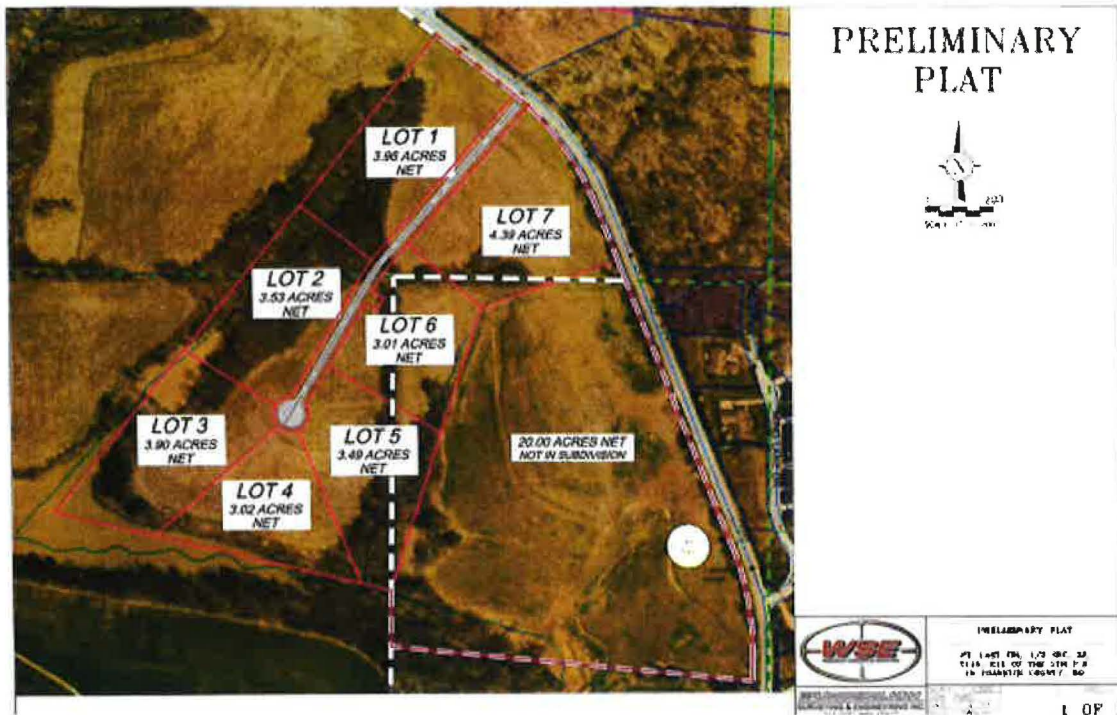
**Tom Holdmeier**-All those in favor say aye.

All-aye.

**Tom Holdmeier**-Any opposed? So moved.

- 8) Discussion regarding FILE # 220004 WUNDERLICH SURVEYING & ENGRG/HOERSTKAMP, VIC Request: Applicant is requesting approval of a Preliminary Plat for "The Parks at Magnolia Lakes." The proposed subdivision involves the creation of 7 lots, all over three acres, in the R zoning district. Location: Properties are located on Old Highway 100, approximately 0.5 miles north of the intersection of Old Highway 100 and Highway 100, in Township 44 North, Range 1 East, Sections 29 and 32, St Johns Township, being parcels 09-9-29.0-0-000-015.200, 09-9-32.0-0-000-003.100 and 09-9-32.0-0-000-002.300.





**Sal Maniaci**-So we have not had one of these in a long time. So it's a little refresher. When there is a plat requested in the county within a mile and a half of our city limits we are notified of it for to be able to give comment on it. We've gotten these a couple of times a year that we actually don't bring it to Planning & Zoning if they don't have any improvements to it. A lot of times, 95% of the time it's a three lot, three acre subdivision whether or not they're just separating a farm into lots and there was not actually any improvements going in. In this case there are improvements requested on this. So the location of this as you can tell this is Ming Estates. Old Hwy 100 wraps around here. I have all three parcels highlighted right here. They're not developing all of this is just how the parcels sit currently. But they're requesting to put in this cul-de-sac street here, seven lots. This I will say it does meet the county requirements. And so they are ready to move forward at their meeting of Planning & Zoning on Tuesday. And they actually since it is just a minor subdivision they don't have to go to the county commission. They have that just approve at their Planning and Zoning. The reason we are bringing it to you for comment is that there are some things in there that do not meet city requirements and we do have in our comprehensive plan of this area eventually being annexed in. And so what we typically do on this is we have the Planning and Zoning Commission sign a letter saying that this doesn't meet the requirements. Here's what we'd like to see change and send that off to the county commission. City Council could actually pass a resolution to force the county commission to vote on it. I would say historically it doesn't necessarily change anything but at least puts it on the record of what our city requirements are. So the main four or the only four. They have a 20 ft. wide street. We would allow 30 in the city limits because it's 10 lots are less. It does exceed 770 ft. over 1000 ft. We require any block that's over 770 to have a not just a turnaround but actually a second access to it. So another street cut. They have an 84 ft. cul-de-sac in the county we have 96 then obviously they're requesting the gravel road which we wouldn't have if it was annexed. We've spoken to the developer, I do believe they're actually going to widen that to 30 to meet some of the fire requirements there, but the rest of them are going to remain the same. But this is was as submitted. So I'm going to make our comments regardless. So tonight I don't necessarily need much other than a motion to send a letter of what requirements it's not meeting in the city limits. I will have Tom sign it. And then next week council will decide if they

want to require the county commission to force a vote or just put it on record and move on. **John Borgmann**-Do you know what they're doing for sewer and water?

**Sal Maniaci**-On site septic and well. They are part of the water district. I don't well then maybe they could extend it from Ming I guess. But as far as I know it'll be on site septic and well.

**Tom Holdmeier**-Do you know how long that is?

**Sal Maniaci**-The Street? 1200. So we did have some conversations with the developer about putting in a side street here meeting the requirements. But you know, I think in their eyes it's very long there's a lot of land to be developed to be here between the existing city limits. This I will tell you Ming I think is at the mile and a half. This is probably the very edge of what we'd even be notified of. But to fair process what we do for everyone else. We said we'd follow the comments, send it along and if it gets put in the garbage bin it gets put in a garbage bin. But we at least did the process.

**Chuck Watson**-The left line of lots one, two and three. Where does that lay in the, you have showed your three plots of land there earlier.

**Sal Maniaci**-So the left lines up with this intersection right here.

So that's they're not making a four way at this intersection here but it will that's kind of where it goes in so you can see you can see that driveway, the entrance there.

**Tom Holdmeier**-Any other questions comments?

**Chuck Watson**-You could propose if they could leave easement between lots one and two that you could connect out.

**Sal Maniaci**-Well the problem being is that if it becomes gravel we don't want it in the future anyway. So we did we they weren't necessarily against having an easement for a stub. But then if this all gets developed to city standards you're going to have a stub to a non city standard street. It's almost like just even if we develop all the way around to just let it be its own thing, it'll be private. And that happens. We have private streets and closer to downtown that were from way back when that we kind of grew around them.

**Tom Holdmeier**-It's going to happen in the future. You want a motion?

**Sal Maniaci**-Yes, it's just a motion to send a letter. We will bring it to council as well.

**John Borgmann**-I'll make a motion to send the letter.

**Chuck Watson**-Second.

**Tom Holdmeier**-All those in favor?

All-Aye.

**Tom Holdmeier**-Any opposed? So moved.

File #220004-Vic Hoerstkamp- Ming Estates

The Washington Planning and Zoning Commission reviewed County File #220004 located on Old Highway 100 across from Ming Estates on February 14, 2022. The area is intended to eventually be annexed into the City of Washington, as such we would request that the development meet the City's subdivision requirements. The following items are not currently met:

Street length exceeds 770 feet without an intersecting street.

Street width is less than 30 feet.

Proposed cul-de-sac is less than required 96 feet in diameter.

Street does not appear to be constructed of hard surface, concrete or asphalt.

If you have any questions, feel free to contact our Planning and Zoning department at 636-390-1004 or at [smaniaci@washmo.gov](mailto:smaniaci@washmo.gov)

### **Other Business: Update on Comprehensive Plan**

We have our comprehensive plan interviews on Wednesday and Thursday from 3 to 5 so whoever can make it. I appreciate that. I think we had six confirmations for both meeting plus four staff members. Those will be closed to the public just so we can interview all of them and then I will have score sheets for everybody to fill out so we can kind of see. I was talking to John beforehand, we had kind of a good idea, we can get an idea of compare them on the score sheet of what they've already submitted and then some additional categories we want to ask and that way we can two days back to back, get them through, then we'll meet internally to kind of figure out who we want to offer a contract to. Keep in mind we will probably want to make that decision pretty quick. Six months is what I originally scheduled for this, but if you saw a lot of them in there said they'd prefer nine, I don't know, it's just because of Covid and everything, it's taking longer maybe to get meetings and the public input. So if we were able to get a firm selected by the 25th. So we have all next week then to look at the scores. We can have a contract on the first meeting in March and that gives us our nine months.

**John Borgmann**-Just for the commission's information to the fire department is pursuing getting an updated fire station study location done for the entire protection area, not just the city. So that last was done in 2018 and we found and started reviewing that there's a lot of information there that's dated. So we're actually going to the district board meeting tomorrow night to request some funds for them to participate in that study. So it's all kind of happening in conjunction with ours.

**Sal Maniaci**-That's good. So we've looked at we had budgeted for the 10 year comprehensive plan, something obviously we only paid for every 10 years and an Economic Development Strategy that we've done the last time we did that was six years ago. And so we have already asked some of the firms to say if you could put those together, can you also do that strategy? One of the scoring sheets is not only how they interact with the public can get the public input, but each individual department head because our current comp plan breaks down into sewer and water needs, parks needs, fire, emergency services, all of that. And so one thing I'll be interested to ask is how they've had success in the past of making sure every single department is included when it comes to it because public input is great, but we're not going to get public input on what sewer and water lines need to be replaced because their clay, you know, so we need to make sure that those are integrated as goals and objectives in the comprehensive plan as well and the fire department and parks and all of that. So the way I did invite Wayne Dunker, John Nilges and Darren to also be on the scoring committee as well. So I have some department heads there then after we pick, we'll get all the department heads input.

**Tom Holdmeier**-So did the parks department do one a few years ago?

**Sal Maniaci**-They have had one in the past and that is something we have, I have already discussed that he's going to have some questions to the firm's of, if we could maybe combine the parks budget and the plan and zoning budget include all the study and one why not? So scheduling wise we have to make sure we can fit it all in nine months. But I imagine some of the questions you ask for general comp plan are going to be very similar to the questions you asked for parks plan.

**Sandy Lucy**-So it would be nice to tie that all together would be really nice.

**Sal Maniaci**-One of the firms already submitted examples of the economic development, like a workforce analysis. That's the main thing we want for the economic development strategy is how many

people are commuting in? How many people are commuting out that kind of thing. What's the commute times? We don't get that in a regular comprehensive plan. So I'm trying to cover all of our boxes in one, ten year study. I will say the workforce study is something we're going to have to do more, more common because I submitted on a project today where I used 2017 numbers, and they, that doesn't matter anymore.

**John Borgmann**-So how many do we're going to do?

**Sal Maniaci**-I received four and I decided you know what, let's just, that's not too daunting that we can do in two days. Let's just interview all four. We were going to do an internal scoring, which is city staff, but if I had gotten eight, I would have done that. But at four we figured we could just do them all.

**John Borgmann**-When do you think you will have that scoring sheet to us?

**Sal Maniaci**-Tomorrow I'm going to finalize that. And I'm going to add to it and we'll get that out.

**Tom Holdmeier**-Any other business, anybody would like to bring forward? If not Okay, one last motion.

**Chuck Watson**-I'll make a motion.

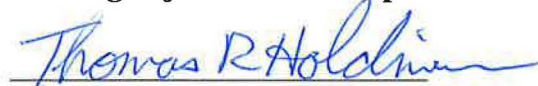
**John Borgmann**-Second.

**Tom Holdmeier**- All those in favor?

**All**-Aye.

**Tom Holdmeier**-Any opposed? So moved. Thank you.

**Meeting adjourned at 7:48 p.m.**



Thomas R. Holdmeier

Chairman

Planning & Zoning Commission