

**CITY OF WASHINGTON, MISSOURI**  
**PLANNING & ZONING COMMISSION MEETING MINUTES**  
**Monday, July 11, 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, Mark Piontek, Mayor Doug Hagedorn, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Carolyn Witt, Mike Wood, Sal Maniaci

**Absent:** Tom Holdmeier

2) **Approval of Minutes from June 13, 2022**-Motion made to approve by John Borgmann, seconded by Mark Hidritch and passed without dissent.

3) **File No. 21-1207**-The applicant is requesting approval of an updated Preliminary Plat for River Place Subdivision Plat II.

**Sal Maniaci**-So in December of 2021 if you remember we reviewed this preliminary plat at the corner of Main and Olive and Planning and Zoning approved it for six new lots here for town homes. You're at the intersection just west of the Rhine River, zoned C3. So obviously there's no issues there. This was the plat that was approved by the Planning & Zoning Commission and you can see it had an ingress/egress lot here but didn't necessarily involve the properties to the north and in this case not a major change but they had not gone to city council yet and our code requires when new lots are introduced into a plat, it has to go back to Planning and Zoning. And so in this case it just makes it more clear there's a common ingress/egress easement to the lots that have access to Front Street so they will also have access to this as an alley of sorts. And then this lot here on the furthest east side extends now to that northern piece. So staff reviewed this it went back to site plan, fundamentally nothing really changed with access. It's just lines on the paper changed.

**Samantha C. Wacker**-So any comments by board members or questions. Okay. Is there anyone in the audience who would like to speak? You know the drill, tell us your name and what you want us to know.

**Andy Unerstall**-With our Washmo Main Street Development we had to make some minor adjustments to the plat. We moved the property line back and so we share the street with the lawyer's office and the open lot that's in front of that and with the grade changes we had to adjust the lot to the east where the streets stop there because the grade changes. So and then we're stubbing out for future towards the Bleckman property for water and sewer and that if I ever need to tie onto it because that way to you know make it a more efficient way to get there than going down the street. So but that's about it. Everything else is the same. We just did the final with the grade and all that. We had to make some changes.

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

**Mark Kluesner**-There's no other I guess access to the property other than Olive Street?

**Andy Unerstall**-Just Olive & Market. And then of course you got Main Street there. But Olive Street is just for the five lots and the lot on the east that one has its own garage. It comes off of Main street.

**Mark Kluesner**-Will that be vacated?

**Andy Unerstall**-Well it's not an alley it's just going to be I don't know what you call it. Common ground between shared street easement between Bob and Kurt's office and our property.

**Samantha C. Wacker**-It's kind of like a driveway then Andy?

**Andy Unerstall**-Yes, that will be a driveway for four of our five units and their two pieces of property faced to the north so that we can share.

**Samantha C. Wacker**-So yeah any other questions. Thank you very much. Any further discussion by board members? If there's nothing further, I will entertain a motion.

**Carolyn Witt**-I will make a motion to approve.

**Chuck Watson**-Second.

**Samantha C. Wacker**-All those in favor?

All-Aye.

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

4) **File No. 22-0701**-The applicant is requesting approval of a Special Use Permit for a short-term rental at 321 W. Sixth Street.

**Sal Maniaci**-Yes, this is a request like it's on the agenda for a Special Use Permit for short term lodging, that's anything less than 30 days. So more commonly known around here as V. R.B.O. or Airbnb. You can see here it is zoned R-2 Overlay which does allow for single and two family. It is just south of the C-2 Overlay District which would allow it by right. If they were north of that alley then they wouldn't have to, they just have to sign up for the bed tax, but because they're south of there, they do have to go through this process. You can see here on the aerial that they do have kind of a circle drive in the back for additional parking. They do have alley access as well as at least room for two cars up front. And then on that zoning map you can see there are three existing units, three existing homes being utilized as short term lodging within a block block and a half of the property given its proximity to downtown. And the fact that these are pretty primarily residential nature. We do recommend approval of this one as well.

**Samantha C. Wacker**-Just be clear the dots?

**Sal Maniaci**-Yes, yellow dots are the existing.

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

**Mark Hidritch**-Sal ,weren't we going to start doing a study to see how many of those we had in Washington?

**Sal Maniaci**-No, we solicited proposals for a company that can monitor that and collect the bed tax for us. So in turn that would tell us because right now we know how many people have applied but sometimes they can turn them on for festival weekends and not do it the rest of the year. So we actually have tourism meeting tomorrow and we got 2 companies to give us bids. One significantly cheaper than the other. So I assume we'll go with that. That would tell us how many people are actively doing it and how many people are actually renting it and not paying. So that will give us more data. And then we brought it up with our comp plan team already at our last meeting to have that as part of our comprehensive plan study for the next 10 years. How do we continue to regulate these as they are? I mean every month we're at least getting two.

**Samantha C. Wacker**-So hopefully we're going to be doing some planning or something to think this through and be proactive instead of reactive. So any other questions of Sal or comments by board members? So anyone in the audience that would like to speak on this? Oh, please, come on forward. Tell us your name and your address.

**Tom Knott**-Applicant-Hello, I'm Tom Knott. Me and my wife Kim, purchased this property last week. We purchased the property with the understanding that it was in inside the zone, but I was through my own fault I found out later that it was not. We're business owners. We've had four successful businesses in the past and this is new for us. We're just moving into this area and we really love the town of

Washington up here. It's got a lot of stuff to do. So we wanted to be part of the community up here. I just want to introduce myself as Tom and let you know who I was. The person that is applying for the Special Use Permit.

**Samantha C. Wacker**-Any questions of the applicant by board members?

**Mike Wood**-Are you moving to town? I saw on your application that you're in Park Hills.

**Tom Knott**- No, we will be staying in Park Hills. We have a business in DeSoto Missouri right now and we've just sold one in Potosi Missouri.

**Mike Wood**-And this is your first one? Is this your first property that you're going to use for this purpose?

**Tom Knott**-Yes, for this purpose. We have had apartments in the past and I grew up in this type of business. I grew up in the state park field for 18 years from my second grade until I got out of high school and we had 8 rental cabins there I used to take care of.

**Mike Wood**-So I assume you're going to hire somebody then to do the cleaning and the maintenance. And since you're not local, because we've seen some that have come up the last couple of months where they're living in town and they're going to do it themselves as they do it. I would just want to...

**Tom Knott**-No, I want to hire a cleaning crew to clean it and somebody to look after it. And I mean we're only an hour away from our business in Desoto. That's all we have now. So we're excited to get into this field.

Carolyn Witt-Hopefully you'll maybe you want to come more in this direction. Franklin County is a lot different than Washington County.

**Tom Knott**-Yes, we have one business in Jefferson County. And right now DeSoto's is in Jefferson County. We live in St. Francis County. But it's just like the line.

**Samantha C. Wacker**-Have you received any feedback from the neighbors?

Yes, as a matter of fact, our neighbor to the east of us looking at the house, we had a meeting with them or introduced ourselves for about, we ended up going into the house and sitting down and talking for an hour. After we left they, he called me up and said, hey, your flowers are going to need water and while you're not in town, I'll be glad to go do that if you don't mind. A matter of fact, while I'm cutting my grass, I'll be glad to cut your grass for you to for the rest of this year. And and as a matter of fact, my mother lives on a lake in St. Francis County and her neighbors are from Washington. And I have another guy who lives a block away from me that does a lot of work for me at my house and my businesses, is an electrician. He lives real close to us and the house we're doing and he's going to be looking after it also. And so we have three or four people in town that are going to let us know how things go when we're not up there. Of course we plan on being up here, whenever it is not rented to take advantage of it.

**Samantha C. Wacker**-Are you aware of any negative feedback?

**Tom Knott**-I've never had any negative feedback. We went to both neighbors on both sides and introduced ourselves. The neighbor to the west just was on a ring doorbell and we just talked for a very short amount of time and told him we'd get back to him. He was at work at the time.

**Samantha C. Wacker**-What platform will you be using for this? Will you be using Airbnb?

**Tom Knott**-Airbnb for sure.

**Samantha C. Wacker**-Okay. Do you have a target market for this?

Tom Knott-It's going to hold three beds and have two baths. So I'm I'm linking, there's some women coming in from town from Saint Louis riding the train, going to do some shopping, go to the wineries such as that. That's what I'm thinking it's going to happen that way. That's what we do. We go around different places.

**Samantha C. Wacker**-Any other questions by board members? Yeah. So I guess I I know I'm going to ask this because I might kind of hijack my fire person colleague but m what is the capacity then of the, what is your guest capacity?

**Tom Knott**-I'm thinking six to eight, but I haven't got anybody to tell me that. But it has three bedrooms and they have three king beds in it. And one of them is huge. I think I could put two beds in there if I needed it. So I'm saying six to eight.

**Samantha C. Wacker**-Okay. Any other questions?

**Mark Kluesner**- Looks like you have plenty of off street parking from the alley side right?

**Tom Knott**-There's a nice area parking in the back and we have at least probably three spots in front I would say. And we have a brick or a rock wall there stairs going up. That will probably change. There's plenty of capacity for three or four cars. Yes. I like the circle drive in the back and keep everything in the back away from the street.

**Samantha C. Wacker**-So thank you very much. Thank you for your time. Anyone else who would like to speak on this? Okay. Any further discussion by board members? If not, I will entertain a motion.

**John Borgmann**-Motion to approve

**Mark Kluesner**-Second.

**Samantha C. Wacker**-All those in favor?

**All**-Aye.

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

- 5) **File No. 22-0704**-Applicant is requesting to rezone 2188, 2180 & 2172 Hwy A from C-1 to M-2.

**Sal Maniaci**-So this is a request for a rezoning of three parcels and actually it's kind of cleaning up the area. As of right now they're not looking to do a boundary adjustment but speaking to the applicant that may be something they do in the future. But this is along Highway A there's a storage facility here and then this is the School Districts storage building right now. So it's just south of Chamber Drive but it is technically part of the Town and Country Industrial Park Subdivision. And so you can see here many of this, well everything around it is actually zoned industrial on both sides of the highway as well as everything that's in Town and Country. These three pieces originally had three homes on them when the zoning map was adopted. And so they remained that way. Obviously the storage has crept into that area and then there was two homes here just last year, one of them was demolished and I did speak to the applicant and they do plan to demolish the other ones, they're not planning on reverting back to residential on that side. So, really for zoning map purposes along the highway this kind of sticks out so we recommend approval of switching that to M-2. I know it's going from residential to heavy industrial, but if they were to come in with a plan, obviously we have site plan requirements and code requirements that they can make sure it's not going to detriment the neighborhood, especially if they're going to ask for entrance, we'll make sure we get MoDOT approval and all that for an additional entrance. So pretty straightforward. And I did talk to the applicant, they were unable to make it tonight, I don't know if someone was here to speak for him but he wanted me to pass that along that he didn't blow off the meeting.

**Samantha C. Wacker**-As far as we know there's not a specific plan to add anything it's just basically conforming to what's around it and nothing more.

**Sal Maniaci**-Yes, he owns the property to the south and so just making it uniform since he tore down one house was planning on doing the other there was no need to keep it residential. I mean Highway A does mix a lot but not that far south. And once you get past Chamber Drive there's a little break before you find anymore residential.

**Samantha C. Wacker**-Any other questions or comments of Sal? Is there anyone in the audience that would like to speak about this? Okay. Any further comments, questions. Okay then I will entertain a motion.

**Mike Wood**-So moved.

**Mark Hidritch**-Second.

**Samantha C. Wacker**-All those in favor?

**All**-Aye.

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

6) **File No. 22-0705**-Applicant is requesting approval of a Special Use Permit at 14 West Main Street.

**Sal Maniaci**-Yes, so this is kind of a unique request because C-3 is typically pretty wide open for sales but and even it doesn't necessarily have the same outdoor storage requirement that our C-2 General Commercial does. However, in the C-3 zoning district definition and special requirements it specifically says any agricultural use with outdoor sales and then it defines nursery. I'm sure many people are aware a portion of this building is going to be Andy's Produce. And they are targeting to open I think next week. And in discussions with them we realize oh they are going to do outdoor storage, looking at the zoning map or the zoning definition, we said you are going to need a Special Use Permit here. But again they own the 14 West Main is most of this whole block. You can see this, there's the city part here and then there's one small parcel they don't own. So, again all C-3 Downtown Commercial so no issues with the actual use itself. It's just where they're going to be set up. And so this is actually this was updated today. I reached out to them, we had a different parking plan that had it kind of going out further this way and they've amended this to this point it doesn't change our recommendation at all. They still have access on Second Street, two accesses, one from Main and then Jefferson. And then it is a little bit larger storage area. But again without parking calculations it doesn't require, I'm sorry downtown zoning does not require minimum parking, so we don't require them to have a certain amount of spaces and with access on Main Street and to the rear there and this being 26 ft. wide it doesn't change any fire access to the building. So, we recommend approval of the Special Use Permit. I'm happy to answer any questions if you have any.

**Samantha C. Wacker**-Discussion or questions of Sal by board members?

**John Borgmann**-So, the drawing that you have on the screen is different than what we have in the packet.

**Sal Maniaci**-Yes.

**John Borgmann**-Okay, so it comes down then a lot further to the south. And I'm assuming then there won't be any way to get from the parking lot to the south through into the parking lot to the north based on this drawing.

**Sal Maniaci**-It looks like it's two separate parking lot. It does.

**John Borgmann**-Okay. I'm a little concerned about that because that limits our access. Because we don't have access then coming off of to get all the way around the building there if we needed to come from both sides.

**Samantha C. Wacker**-So John how would you propose to rectify that?

**John Borgmann**-Make it smaller. I mean either that or remove parking spaces and keep the 26 ft. wide access line.

**Samantha C. Wacker**-How much space would a fire truck?

**John Borgmann**-So you would need a fire lane to that south east corner.



**Sal Maniaci**-But I will point out that in C-3 this could get developed on in the future and you would have access on them anyway.

**Samantha C. Wacker**-So theoretically they could build the whole thing is C-3.

I guess what Sal is saying is that normally you wouldn't be able to drive a fire truck around a building because you can still I mean I suppose I mean John you can still obviously get the truck around the block.

**John Borgmann**-Correct, it's just that if you needed to set anywhere a ladder truck in there, you're really limiting access to the building by doing that.

**Sal Maniaci**-Even though you have Main Street, you couldn't get it from Main, you may not you may not be able to get the right location. The building sets pretty far back to that towards the other end. I mean it could be done. It's just one of the limitations you have to work with.

**Samantha C. Wacker**-I mean I suppose theoretically if the building's burning down they probably wouldn't care if you ran over a few pumpkins right.

**Mike Wood**-John did you drive by there and see how it's set up now?

**Samantha C. Wacker**-Would you like to come on up please and introduce yourself. Tell us maybe a little bit more about what you are proposing exactly to do.

**Cheryl Oriendo**-**Applicant**-I don't know in the building. I'm just leasing. So I think you could solve that because there is a big space it doesn't look like on this picture that you could like we could just take off those first few parking spots.

**John Borgmann**-Okay.

**Cheryl Oriendo**-I'm pretty sure you could fit a fire truck through there.

**John Borgmann**-That would be fine, right.

**Cheryl Oriendo**-Like where we have our stuff blocked off, there's a big space. I didn't notice how big it was until like you know Aale and Lisa showed me this is where your spaces and what we have is just what we actually do have a pile of mulch there, a pallet of mulch there, but we can move it to where it's needed. But there is a pretty big space where I think if we took off the first two parking spaces on the south.

**John Borgmann**-And that would be fine. That would help put it that way. As long as it's because what happens a lot of times when we have an incident and we try to start getting set up, we may have to bring water from a different way. Well, if we can't physically drive that way with the truck, then that makes it just delays everything. So even though the code doesn't necessarily require it when the practical side, when you look at it, it just makes it a lot easier.

**Cheryl Oriendo**-We also have a pretty big space in between our aisles that if you had to, you could probably like get through where our product will be. If you had to.

**John Borgmann**-Sixteen feet to set up.

**Cheryl Oriendo**-I mean like you could get through it because a lot of our products are like flowers and trees and stuff, we can, you know, you can run them over if it's an emergency.

**John Borgmann**-We usually don't like to do that, it's a little costly on the equipment.

**Samantha C. Wacker**-So are you open to somewhat amending your proposal to agree to maintain a fire lane?

**John Borgmann**-And it's not necessarily designated as a fire lane, but it's an access area through that. I think we can do that.

**Sal Maniaci**-Essentially keeping flow between the two parts.

**John Borgmann**-Yes, that's exactly right.

**Chuck Watson**-Because like you said earlier, it's like you didn't do any type of parking calculation stuff like that.

**John Borgmann**-It helps eliminate if there's a situation where a hydrant is out of service on Main Street. And the only way we have to come is from second we have access through there. So, I always hate to see you get too congested because then it really makes access difficult. But if you could do away with a couple of parking spaces there. Great.

**Samantha C. Wacker**-Any other questions of the applicant by board members?  
But if you could just describe this is going to be a grocery plus other things?

**Cheryl Oriendo**-We'll sell roses, strawberries for Valentine's Day and then as soon as it gets warm we'll start having like hanging baskets, garden plants, tropical plants, trees, bushes, stuff like that. And then we'll turn into from there, we'll have like summer plants and then we'll start selling the fall pumpkins, mums, straw, all that stuff. And then in the wintertime we sell firewood and Christmas trees.

**Samantha C. Wacker**-And so it'll be general grocery items inside.

**Cheryl Oriendo**-Yes, I actually have, I mean we have all local stuff mostly for like I all meat. I also I'm sorry to sell crab legs, that's not local crab legs and shrimp. But the pork, we have bread from Fazio's we have actually just got a milk distributor that is local from Ozark brand so I'm not really exactly sure it's from but they will be delivering on Wednesday. So yeah we have pretty much everything a grocery store can offer if people like ask for other things like toilet paper and paper towels I'm trying to find a place for that but I have not yet.

**Mayor Hagedorn**-Okay, I'm sure you've heard this before but when Droege's closed that broke a lot of our hearts and so welcome to Main Street.

**Cheryl Oriendo**-I like working with everybody downtown. I've worked with Flash a lot and Lisa and Dale obviously and then Underground Coffee and the winery, Oak & Front. They all buy from us.

**Samantha C. Wacker**-Well thank you for being flexible about the fire lane issue.

**John Borgmann**-So I guess this has to go to council?

**Sal Maniaci**-Monday.

**John Borgmann**-I just drove by there today and was noticing it's already under construction and pretty much I mean it's stuff sitting there already and it wasn't approved yet.

**Sal Maniaci**-Mark is there a temporary occupancy that you can get open with?

**Mark Piontek**-No.

**Mark Hidritch**-What they're saying is next Monday at a council meeting that's when it'll go to the final.

**Cheryl Oriendo**-So can we not have anything outside?

**Mark Piontek**-You're not supposed to.

**John Borgmann**-That was my what I saw today it's like okay they're doing this and they haven't even come to us and hasn't been approved yet. Which I don't have a problem with it at all in your case. But we have to look at every case that comes to us.

**Sal Maniaci**-What if it's not left overnight because people can bring out stuff and sell and bring it back in.

**Mike Wood**-When are you opening?

**Cheryl Oriendo**-We're supposed to open Saturday. And I have I see I didn't know about this whole thing until like last minute.

**John Borgmann**-That's kind of what I thought.

**Sal Maniaci**-At Historic Preservation they mentioned, Lisa and Dale came to talk about it, and mentioned we're going to have the produce in the parking lot and it got brought up.

**Mark Piontek**-So if you opened Saturday, at the earliest you would get a warning notice would be Monday and that would be a warning notice and then you're in front of the Council Monday night. So odds are that warning notice wouldn't go anywhere anyway. Take from that what you will.

**Samantha C. Wacker**-It's easier to ask for forgiveness. Maybe you're just kind of asking forgiveness, assuming I mean, this is a complaint driven.

**Mark Piontek**-You might or might not get a notice that says you're not supposed to do this, but there wouldn't be any action taken on it for at least a week. And by Monday, hopefully things will.

**Mark Hidritch**-But thank you for taking the proper channels instead of just doing it.

**John Borgmann**-It's a process that we have to make sure it's done fairly and equally to everybody.

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

**Mike Wood**-Quick question. Specifically 3000 square foot. I mean, they couldn't, there's a special use permit specific to that square footage?

**Sal Maniaci**-So originally that was the number on there. We can attach the site plan that they update to the ordinance or get an updated square footage. So what you're making a motion on is going to be amended, I'm assuming from what you guys said and what will be in the ordinance will be specific to what has been tonight. We'll make sure we change that.

**Mike Wood**-So they can expand without going back and asking for it? They couldn't make the whole along Main Street there?

**Sal Maniaci**-If they were to expand, they have to come back. So whatever they decide, you know, Lisa and Dale or Chad can redraw this, we'll attach that to the ordinance and that'll be what the storage is.

**Samantha C. Wacker**-Any other questions or comments by board members? I I'm assuming I'm going to entertain a motion with the amendment as agreed by the applicant suggested by John maybe I'll make it easier. I will go ahead and make a motion that we approve this special use permit with the requirement that a fire lane be maintained between the parking lots for fire access.

**Sal Maniaci**-Because if those spots are nine by 19 so if you removed two it's not technically a 26 fire line but we can get through that.

**Samantha C. Wacker**-So first by me.

**Chuck Watson**-Second.

**Samantha C. Wacker**-All those in favor?

All-Aye.

**Samantha C. Wacker**-Any opposed? So moved. So are there any other items of discussion Sal?

#### 7. Other Discussion Items:

**Sal Maniaci**-I just want to give an update on the Comp Plan. So we had our first workshop. H3 is doing an exercise, actually they're doing it three times to kind of give an update on how we've progressed through a Comp Plan from 2013 to now and they just kind of asked, it's a survey that you fill out on most of you guys did it if you didn't do it. But basically you have a little clicker and it asks you know a question if that's still a relevant goal in the Comp Plan and how we did on actually achieving that goal, how much progress we made. So we got some good information from that already. We're going to do that three times once with Council and P&Z. Tomorrow we're going to do two more times once with city staff at 2:30 then once with community stakeholders at 4:00, an hour and a half each. And so if anyone wasn't able to make it you're able to jump onto those two tomorrow.

**Chuck Watson**-What is defined as the stakeholders?

**Sal Maniaci**-Basically people who couldn't maybe join our committee. We went through and got to try to get someone from every sector of industry in the town. So we got a handful people who volunteered to do that. I think we got 12 basically. **Chuck Watson**-Say the industries and downtown businesses.



**Sal Maniaci**-We got some teachers, we got a police officer, a nurse, doctor, etc. So people with made sure we made sure that people with young kids that maybe we are 10 years old. So that way they went through with playground access for 10 years.

**Samantha C. Wacker**-Okay. Very good. So anything any further items? I will entertain one last motion.

**John Borgmann**-Motion to adjourn.

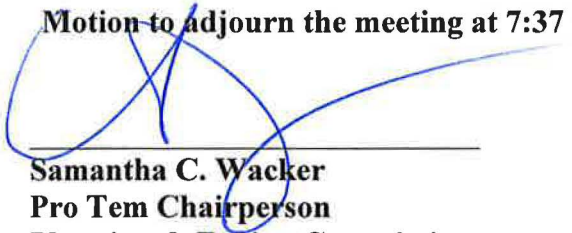
**Mark Kluesner**-Second.

**Samantha C. Wacker**-All those in favor?

All-Aye.

**Samantha C. Wacker**- Any opposed? So moved. We are adjourned. Thank you everybody.

**Motion to adjourn the meeting at 7:37 p.m.**



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**Samantha C. Wacker**  
**Pro Tem Chairperson**  
**Planning & Zoning Commission**