

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, August 8th, 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, Tom Holdmeier, Mayor Doug Hagedorn, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Carolyn Witt, Mike Wood, Sal Maniaci

Absent: Mark Kluesner

2) **Approval of Minutes from July 11, 2022**-Motion made to approve by John Borgmann, seconded by Chuck Watson and passed without dissent.

3) **File No.-22-0801-Annexation-Bieker Road-**

Sal Maniaci-This is pretty straight forward here. So this is the request to annex approximately 10 acres off Bieker Road here, right behind where the Rabbit Trail right-of-way ends and be able to make that connection which is good. I know we did a plat on this eastern property. I'm sorry on the western property a few months back. Well let me get through this first. So this is kind of a bigger zoomed out aerial. Okay well they are not annexing this entire parcel. They're going to follow the creek line here. It doesn't show up on there but that is what's demonstrated here. So because the access to that back portion there's going to have to be another bridge or culvert to that. And the applicant actually purchased the property to the east of that has not brought that in for annexation or platting. Obviously you haven't seen that but when they do they expect that portion to be developed with this portion on the outside of creek to be developed with the Kleekamp farm. And there's no connections needed in the Comprehensive Plan. So we're fine with just this portion here. As far as rezoning, they're asking to bring it in as R-1D which matches everything we've done in this area. So no concerns with that. City Council did approve a development agreement with the owner, the Hoelscher is the applicant which is the Hoerstkamp in the city to put that road in. So we've actually already that's what kind of took this so long. That Rabbit Trail extension is actually already under design. The city is actually paying for that road to get it done quicker. That's what actually was able to lead to the developer and the owner coming to an agreement with moving forward on this. If you remember that they only did the 10 acres to the west because that road wasn't going to be there. We wanted to facilitate that construction of that connection and make it be done faster. And so and so that is under designed right now and they are hoping to have the plat next month for both the road that we were building as well as the lots that will come off of it. The agreement is very strict that there will be no driveways that come off Rabbit Trail there. So questions.

John Borgmann-So the plan was to the west that we approved already. Does that change now?

Sal Maniaci-So the entrances they're still far enough apart on Bieker that both access Bieker on what was coming up. Didn't he have a hammerhead? The hammerhead was just to get approved for fire access. If we couldn't come to terms, they need they needed that for a turnaround. So I guess that there will not be a hammerhead. They're actually adding when they plant this. You'll see there'll be two more lots that they can fit. Yeah, but it'll be kind of right here. One lot here. One lot here and this road will just come up and connect right here. So but we don't have a plat for this yet. We've seen some

preliminary but they weren't ready to submit that yet. So, and as for annexation and zoning obviously we were fine with this portion moving forward.

Chuck Watson-Has anybody been negotiating to buy the Kleekamp farm?

Sal Maniaci-The developer, Vic Hoerstkamp purchased and closed on the farm. Okay. So which is why um, he's not annexing anything east of this creek right now because it lays similar over here. So this will most likely get developed with the Kleekamp farm. And the developer called me beforehand asked if he should be here like really for annexation. We're not asking any questions about the plat tonight. You know, I told him it's not a big deal we have seen when the preliminary comes in. We've seen like a very preliminary plan for the Kleekamp farm and all of it to show why it's, you know, above and all that. So, hopefully he can, he can share that when he does the preliminary plat next month. Any other questions, comments of Sal.

I don't believe there's anybody in the audience that wants to speak? A long time coming.

Mayor Hagedorn-So you guys, this is the first time I've seen something like this done. So Jeannie Hoelscher owns it now?

Sal Maniaci-Correct? So she signed the application as the owner and then Vic Hoerstkamp signed as the applicant. So for I believe that sale is contingent on us doing what we said we were going to do by building the road. So which is under designed councils approved that the budget as that and as if anyone was here in the meeting beforehand that's why both of these connections are important with Stone Crest is because well, just north of here will be the connection over Stone Crest and then this connection. Hopefully it starts to alleviate Rabbit trail and 100 because when people can get across all the way from Bieker from Weber Estates get across over. Don't cross the Phoenix Center. You don't have to go all the way north. So our Comp Plan has had this in there a long time. English Crest is stubbed so English Crest could go into the Kleekamp farm that isn't anything in our comp plan. That's just something that the developer could do if he wants more access. That's actually under design as well. So we had Council approve three developed agreements within a month and it was High Street, this one at Rabbit trail south to Bieker and Rabbit trail east to Stone Crest and hopes to facilitate some these annexations and plats, which is what it's doing.

Tom Holdmier-That's good. Starting to connect the dots. Any other questions or comments I'll entertain a motion?

John Borgmann- Motion to approve.

Carolyn Witt-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier- Any opposed? So moved.

Sal Maniaci-Our comprehensive plan meeting. They've submitted their kind of first round to us, the staff of their questionnaire, they want to go out to the public, we did have a few things we want to change. We will send it out to once they make those changes. Their main contact was on vacation last week so we'll reconnect this week and we'll get that out to P&Z. And our steering committee before it goes live on our website and they're going to send out QR codes and your water bills and they're going to try and get out as much as possible. But the first official kickoff meeting with the steering committee is the 18th, Thursday. So I'm sure they'll give them some more direction there and revise that schedule. I haven't seen an updated schedule since we first signed the contract and that was all high level stuff. So next week I think it's going to be the official they want to launch that survey in August.

Tom Holdmeier-So did you have meetings other meetings with like department heads?

Sal Maniaci-And so we did the three workshops so that the we repeated the same workshops that we did with you all um with department heads which is really good because it that everyone had kind of a different perception of the department was much more focused on um implementation and okay okay. We say we get a list of goals. How are we going to hold everyone to that 3-5 years especially as there's turnover and departments. So that led to some good conversations and then we did one with general stakeholders which was really interesting as well, they talked for a long time and really spurred more about what we've kind of been hearing is we need what can we do to do more entry level housing or kind of that workforce housing. Funny a couple brought up that we need to tie the economic development strategy to the planning zoning comp plan. So you get a survey of what actually are the jobs paying here and then what type of housing do we have into those markets match? And so that's actually exactly what we're doing. So that was good I think for our comp plan people to hear that from the public as well. So they're already working on that, we're going to do a business roundtable at the end of the month as well where they're going to do get their input on the specific business survey that will go out. So yeah, it's all moving forward.

Samantha C Wacker-Do we need to go to the meeting on the 18th or?

Sal Maniaci-No, so that's a separate steering committee that they actually have put together from parents to teachers, police officers, nurses. So they will hopefully give me give me a better schedule than that, they'll start like letting us know when they're going to do presentations here on updates, we're going to hold public houses you know they are saying you always get better feedback online, but people are interested, they'll show up. You know, I was surprised that when people were just here in this room at four here. We'll be talking about connections. Maybe everyone will show up. So, we will make sure everyone is engaged once we have those dates, we even talked about doing kind of traveling ones. In the fall, maybe at the Farmers Market, just kind of set up a booth where people can hand out QR codes and just get input the even at the festivals, that kind of thing, a little more informal if people don't want to show up to a meeting.

Tom Holdmeier-So any other questions, comments? Anything else Sal.

Sal Maniaci-No.

Tom Holdmeier-Entertain one last motion.

Samantha C. Wacker-Motion to adjourn.

Chuck Watson-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

Motion to adjourn the meeting at 7:15 p.m.



Thomas R. Holdmeier

Chairperson

Planning & Zoning Commission