

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, February 13, 2023 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from January 9, 2023
- 3) **File No. 23-0201-BFA, Inc.**-Tracey & Christine Comely-Preliminary Plat
- 4) **File No. 23-0202-BFA, Inc.**-Greg & Brittany Gross-Special Use Permit-1399 W. Main Street-to operate an RV Park
- 5) **File No. 23-0303**-Clover Valley-Preliminary Plat and Final Plat
- 6) **File No. 23-0304**-Big Elm LLC-Preliminary Plat & Final Plat
- 7) **Other Business**-Moratorium on Short Term Rentals
- 8) Adjournment

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

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, January 9th, 2023 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 Hagedorn, John Borgmann, Chuck Watson, Samantha C. Wacker, Mike Wood, Sal Maniaci

Absent: Carolyn Witt

- 2) **Approval of the Minutes from the November 16, 2022 meeting- Motion made by John Borgmann, seconded by Mark Hidritch, passed without dissent.**

- 3) **File No. 22-1005-1104 Jefferson Street-Short Term Rental-Tabled from November Meeting-Sal Maniaci-I'll just be real brief because I'll let the applicant speak.**

At your November meeting this was tabled due to an issue with parking, so if you can see or an issue with driveway access in particular, the driveway is a shared driveway with the neighbor and it kind of crosses over and I pulled up the street view so we can see that better.

You can see here the parking is shared on both. In your package tonight is a signed letter from both neighbors saying they've come to an agreement. But I'll be honest, I did not speak to them. They dropped that off right for the packet was sent out. So I don't know the details of that agreement other than that they signed it. So I was just going to let them explain.

Tom Holdmeier-Questions, comments by board. If not, we can hear from the applicant.

Nicole Schaefer-Applicant Good evening. Not a whole lot has changed. We did speak with neighbors and we came to two options of either, what we were hoping to do was change boundary lines so that it would split the driveway exactly down the middle and we would both widen a little bit and then we would each have our own driveways. That's proving to be a little bit more complicated than we had anticipated. So if that doesn't work out, then we will have an easement. We will also widen the driveway so we can easily fit two lines of cars, some for them, some for us, and have an easement on there so that they allow them to continue using that also.

Tom Holdmeier-So any questions, comments by Board?

Samantha Wacker-Have you addressed the concerns that the neighbors on either side had about that they expressed some reservations about your business plan. Have you worked out that with them as well?

Nicole Schaefer-A little bit. We've made some adjustments to how we would do our rental. We have put bunk beds and kids toys all in the upstairs and then a game room downstairs. So we're hoping to cater to younger families with children so that might with bunk beds we're hoping to deter people that are coming to party and we are going to put in the rental, two cars so that they will have room to park on the driveway and no parking on the road. And we will tell them that

and show boundary lines right on the rental where things are allowed to be and not be.. And we've lowered the the amount of people that can fit in there so that we won't get a giant group.

Tom Holdmeier-Any other questions?

Mark Kluesner-Yes. What is that amount of people that would fit into a house like that that you're using as a regulation?

Nicole Schaefer-We were originally hoping for 12. We have enough rooms with windows, with closets, with doors, all to be completely regulated. And we have lowered it to eight just because we feel it'll be a better a better environment to not have a ton of people. And if we have to regulate it to only two vehicles, it makes more sense to have only two cars.

Mark Kluesner-Thank you.

Tom Holdmeier-Any other questions or comments by Board?

John Borgmann-But I guess the only question I have really is to you Mark, can we go ahead and approve this without having the easements and all that finalized?

Mark Piontek-You can. My guess is that the driveway has been there for long enough that they probably have acquired an easement right by adverse possession or whatever you want to call it. They would have the right to continue to use that easement.

John Borgmann-Okay. Thank you.

Tom Holdmeier-Any other questions, comments? All right. Thank you. Anyone else in the audience that would like to speak on this? Anything else by Board? If not I'll entertain a motion.

John Borgmann-Motion to approve.

Mark Hidritch-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

Sal Maniaci-Before I move on, I want to let this 1104 will be on City Council on Tuesday the 17th because of the holiday.

4) **File No. 23-0101-612 Riverview Place-Short Term Rental**

Sal Maniaci-So another request for short term lodging, 612 Riverview Place. So it is on the southern end of Riverview there in kind of in that one block so once you get past I believe that's now Carthage to the east. But First Street is on the other side of the block and then some Riverview place is really just kind of this one block here. And then MacArthur dead ends as well. You can see it is zoned R-1B, single family residential, which is why they're here tonight. Anything outside of C1, C2 or C3 does require a special use permit. Again with the aerial you can see the parking. So they do have a garage in the back. They have not stated if that were to be used for parking or storage, but you can see with the length of it you can fit, it's longer than an average driveway, so you can fit more cars and you typically could add on just a standard driveway. And then obviously it does have on street parking as well for two cars. And then on here you can see the yellow dots. They're a little bit hard to see. But we have the existing short term lodging, so about a block and a half to two blocks. You can see there's one on Third Street there, one on First Street to the east, and those are the closest. And then when you get to the Sixth and Seventh, we just approved those on Sixth Street last month. So the other two have been

in operation for at least a year. It's been a while since we've approved those and I'm not aware of any complaints. So as with we commonly do with these, we do recommend approval.

Tom Holdmeier-So anything by board, questions, comments? If not, is the applicant here? I know you don't want to, but could you come up please introduce yourself.

Marci Keil-I grew up in Washington. I currently do live in Saint Louis, though eventually I would love to move back here full time, but it just isn't in the cards quite yet. A little bit of a back story. My husband and I got married here in Washington back in 2018, and our relatives live in several different states. So when they all came in for the wedding, they actually rented two vacation rentals here in town and it was great. They got to cook breakfast together in the morning, hang out throughout the day and just spend a lot more time together than they normally would have had they all been in separate hotel rooms. The next day, my husband and I actually stayed with them the day after the wedding, and it was just a great experience. Almost immediately after that, I started looking for a house here in town. It just seemed like it made perfect sense. If I could buy something here that we could use as much as we wanted to, but then we could share with other families, but we weren't utilizing it. So after about three years of actively looking at real estate in Washington, putting in multiple offers because the market was crazy, I finally purchased 612 Riverview last January. The house wasn't in very good shape when I purchased it, but I saw potential and I was excited and up for the challenge of making it beautiful again and also just making it ours. It was built in 1934, so I preserved as much of the 1930s charm as I could while still updating and modernizing it, modernizing the functionality of the home. There are pretty much wasn't a single room in the house that hasn't been transformed. And even the creepy, scary basement got some love I do have. I won't waste much of your time, but I do have a few before and after pictures. So this is the kitchen before and after. This is the downstairs bathroom before and after.

That's one view of the master bedroom. I did like the picture frame molding to try to bring in some of the historical charm. This is the other side of the master bedroom. Master bathroom. And then that's just the hallway going down to the basement. That's not so scary anymore. The house is a four bedroom, two bathroom, single family home.

And this is a picture of the driveway that's showing three SUVs parked in the driveway. And then the picture on the right shows that at least two more cars could fit in the driveway. If I am approved for a special use permit, I plan to have strict rules for the guests, no parties, quiet hours after 9 p.m., etc. I know many vacation rentals will have multiple beds in one room and all the couches in the house will be pulled out to allow for as many people to stay as possible. But I purposely did not do that. That's not the type of renter I'm targeting. I also have three cameras installed on the property just for safety, peace of mind. This renovation took an entire year and I put pretty much everything into this house. This is more than just an investment property to me. It's actually our second home and I will be very particular when approving guests who are eligible to stay. But that being said, it's also important to me that all my neighbors feel comfortable with guest too. So I would like to ease any concerns that everyone may have.

Tom Holdmeier-Questions or comments by Board?

Samantha Wacker-Have you spoken with your neighbors before tonight?

Marci Keil-Yes, actually, I've met all a lot. I shouldn't say all a lot of my neighbors from the very first month that I closed and I was very upfront since the beginning. I said, you know, this is

a home that my husband and I will use, but we would like to rent out to families where we're not utilizing it. And I didn't think that there was any concerns, but I've recently been told there has been. So I just want to make sure everyone feels comfortable.

Tom Holdmeier-How many bedrooms and baths?

Marci Keil-There's four bedrooms, two bathrooms. One of those four bedrooms is really small, so it's really only ideal for a child. It just has a twin bed.

Tom Holdmeier-And how many people do you anticipate?

Marci Keil-I was only going to open it up to eight. It's a decent sized house. It could sleep quite a bit more. But like I said, I didn't do pull out couches or double beds or anything like that.

Tom Holdmeier-Any other questions, comments?

Mark Kluesner-If you own a house in Washington, need to live in Saint Louis, how would you regulate your restrictions for that?

Marci Keil-So there's a few different ways. There's on all these different platforms you can allow guests to auto book. I don't plan to do that. So if you don't do that, you actually have the opportunity to have a conversation with the guests before they come and stay. And so I could get a feel for why they're coming to town, who they're coming with, how many guests, all of that kind of stuff. And also I have people in town that will be helping with the property.

Mark Kluesner-Okay. Thank you.

Tom Holdmeier-Anything else by Board? Thanks. Anyone else in the audience like to come up and speak? One thing I want to let you know that you address the board and not each other. So we can get answers to the question.

Katie Kamper-I live at 615 East Third. This property backs up to our property. I have not had the pleasure of meeting my new neighbors because they are not there. As you said earlier, this is like the sixth property that's been in front of you. That is not the community that I want. I don't want six properties being approved every month, every other month that are short term rentals. I moved into a neighborhood, not a hotel district. I'm not sure if I'm the only one that finds this to be troublesome or a troublesome pattern. I'm sure this is more money for the city, but the city is not an actual person. It is made of small groups of people that live in homes that actually live here. She said that they got married in 2019 in Washington. We got married in 1999 In Washington. Neither of us lived here. We managed to make it work. She sounds like she had ample resources for her family from several states, as did we. I think my family came from five states, so the resources are already here. They don't need to be in my backyard. I can probably fit 20 cars into my driveway and I don't think anybody wants that many people living there in and out constantly and not actually being a neighbor. One thing I love about this town is the fact that I run into so many people that I actually know. And like most of the time when I'm out and about and can say, oh, by the way, sorry I didn't recognize in front of your house or I'm going on vacation, can you keep an eye on my place? Can you swing by and feed the cat I got stuck in the city. These things are what make all of us want to live here. If you don't want to live here and you just want a property to come and visit, that's fantastic too. But what I don't want in my literal backyard is people I don't know every weekend and I don't actually care if it's two or 20. All of these things make me incredibly uncomfortable, and I'm sure she will very carefully screen the strange people that come in and out of my backyard, but that does not apply to me. These could be new neighbors and they could be wonderful people, and I would have a chance to get to know

them, but they're not. They're strangers every week. And I, for one, am profoundly uncomfortable with it. I know that doesn't sway one way or another, but the fact that it's six dots around my house closing in on what I purchased 15 years ago as a residential property is very quickly becoming a party zone. And that does not make me very happy. So that being said, that's actually all I have to say. So I have a lot more. If I were planning on speaking tonight, which I'm not. My daughter played a great deal with the child that lived there before. I wouldn't put more than four adults in that house, much less eight. The last family that lived there was a nice couple with two small children, and they outgrew it when the second child came along.

So I don't know where the fourth bedroom is coming from. I would love to meet the people who redid it and added on the magical bedroom. But that being said, I think that's all for me. So thank you.

Tom Holdmeier-Thank you. Anyone else?

Bonnie Martin-I live at #4 Riverview Court. This is the area between Riverview Place and the river. So it's behind Riverview Place. I have two concerns that I'd like to talk to this group tonight about. The first is our neighborhood that we're talking about in this rental house. And then the second is the overall community as a whole that's Washington. So I just have a statement that I'd just like to read to you, if that's okay. Our neighborhood as it is today is lovely. The people know each other. We wave and smile and watch out for each other. We collect each other's mail and watch out for each other's homes when one of us goes out of town. We have each other's phone numbers. We pet each other's dogs on the head and chitchat about the weather and events and towns or whatever. Some of us own homes and some of us are long term renters in this neighborhood, but we're all neighbors. We know who's supposed to be here and we know if something is off. It's a lovely little neighborhood. If Marci wanted to live here, we'd welcome her with open arms. But she doesn't want to live here. She wants to have an Airbnb business here and make a profit here and live somewhere else. There are hundreds of accommodations in this town for tourists and guests. There are hotels, motels, bed and breakfasts, guest houses, VRBO's, Airbnbs, all over town. The dots you just showed. They're everywhere. Tourism dollars in this town is a fantastic thing. It really is. It's a wonderful town. A wonderful place to live and a wonderful place to visit. I'm proud to live here, and I fully understand why people would want to come and spend time here. Tourism dollars generated in commercial areas of town.

I'm for it fully for it. But there are commercial zones and residential zones in this city, and there's a reason for it. So neighborhoods are neighborhoods and business is where business is done. The house at 612 Riverview Place has a single wide driveway sleeping for at least eight people. The number of vehicles, five in a single row. There's going to be on street parking. There's people on our neighborhood. They already park on street. They live there. That's where they park. Where are they going to park? The bigger issue for our community, investors at an alarming rate are coming in to our town and buying up residential properties for no other purpose than to turn them into profit making rentals. The house we're talking about tonight, 612 Riverview Place and another one on the same street 607 Riverview Place were both sold before they even hit the MLS. They were both purchased by Marcie. People who want to buy homes in this town to actually live here, they don't have a chance they don't have a chance. And they'll continue to not have a chance as long as there is incentive for investors to make big bucks at the expense of these neighborhoods. What's the plan for the second house on the street? 607 Riverview Place.

It's not for Marcyieto live in. We will likely be right back here in this room in a few months, having the same conversation about another Airbnb at that address on the same street. Marcie, She's a realtor. She sat in our house. Mike And mine's house at my dining room table. And she told us at least three, maybe four, I lost track, different tales about what her plans were for 612 and 607 Riverview Place. Now I live in a small town, but I can recognize a load of big city manure when I hear it. And that's what I heard. Everything that's been said tonight, the concerns about strangers in the neighborhood, the concerns about parties, noise, parking and crime. I share all those concerns for my neighborhood. My other concern is this community as a whole. Where and when does this stop? When do neighborhoods get to remain full of neighbors and not customers? When do the city leaders listen to the people who actually live here and work here and pay taxes here and vote here? There is absolutely nothing positive about an Airbnb at 612 Riverview Place for those of us who live in that neighborhood. We weren't asked if this was okay with us. We weren't consulted about it the first we even heard about it or the first I even heard about it was when I got a letter from the city. I didn't know this was going on. And then I don't know what the criteria is for approving or denying these applications for one of these permits. The neighborhood and the neighbors in it that we've talked to that I've talked to, they don't want this. They don't want an Airbnb in their neighborhood. We don't want this permit issued for 612. I don't and I would like to ask you to please deny the permit and please stop issuing them elsewhere in this town unless they're within the commercial zones in the city. Because Airbnbs are businesses and they belong within the commercial zones because that's where business belongs, not in neighborhoods. In making your decision about the special use permit for 612 Riverview Place, I hope you will seriously consider what I have said here tonight and seriously consider the views I expressed, the views that are expressed by my neighbors if they choose to speak. And I look forward to hearing your decision and thank you for the opportunity to voice my opinion in this matter.

Tom Holdmeier-I do want to say one thing. The city is aware of what's going on with the short term rentals. And we are looking at it. You can't move mountains in a short period of time. There's also some criteria national nationwide that they use for the percentage of housing at short term. And we're looking at that. Up until recently, we really couldn't even tell if it was short term or long term. And there were probably a lot of people renting short term that nobody had any idea. So the city is very aware of it and looking and may take action in the future. But it's going to probably take a little while to make sure we have everything correct. Housing in and of itself, there's certain laws governing housing.

And we got to be fair to everyone in the housing market. They could rent this out right now as a long term rental for a year. I know but I'm just saying a lot of people wouldn't want an rental in their neighborhood either. So, you know, we're looking at it and we know there's there could be a problem in town in the future if this continues because we are aware of the housing problems we're facing also with new housing starts.

So just want you to know those couple of things. Any other?

Samantha Wacker-I just had a comment. I know this is this is definitely an emotionally charged thing. And we're here to listen to everybody and we're here to listen to everybody respectfully. So I would ask that everyone in the audience be respectful of each other, control the laughter or

smirking or inappropriate facial gestures while people are speaking and just please be respectful of each other and of your neighbors.

Mark Hidritch-And I just want to add one thing are two things. Actually, no matter how it turns out tonight, you guys know there is an ordinance if people are parked in front of your house, if people are parked in front of your house past 10:00 at night, you can call a non-emergency number 390-1050, and the police will come out and they will get it moved. Number two, there's a noise ordinance as well. Nothing after 10:00. So just to let you know, let's keep that back in mind as well. So you guys said some of them parking on your street, that's if they're parked in front of your houses, you can get them moved.

Annie Klingler- I live at 609 Riverview Place that is located directly across the street from 612. I have lived there for 27 years. And had I known that we were able to submit photos of our properties or past evidence of ongoing problems that we have seen over the last year at this residence, while they have been there, I would have submitted those.

I was unaware that I was able to do so. However, I do have a few printed out here in my portfolio that I could submit or I can email them at a later date. I first like to address a few things that Ms.Kiel brought up in her statement, and that was that she spoke to her neighbors.

I had rarely spoke to the Kiel's or her mother, who's over there on a regular basis, other than for a couple of issues that we had in the neighborhood. She never explained to me that this was going to be a,

BNB or that this would be a concern. So I also know that many of the people that I've spoken to in the last six days since I received the letter, which I have been each and every day working very diligently to speak to everyone possible and get their true feelings and understanding for the situation. But to address some of the things that Marci said before I go with my statement is that she provided some very lovely photos. And they are. The house was not rundown prior to her moving in. It might not have been to her standards. However, it was not rundown. Personally, I would have lived there the way it was. But that being said, I would have loved to provided some photos of my home. I have spent over a \$100,000 on my home in the last 12 years doing an addition, just updates, etc..I love my home. It's a very lovely 95 year old residence and would love to provide you with those if you'd like to see how well-maintained everybody else's houses are. As far as her photos of the driveway with the three cars that was taken this weekend, I watched that happen on no other day prior to that day in the last year have they parked all three of their cars in the driveway That was only done for a photo op to prove to you that they can fit in the driveway, Which they can, But that's never happened. We have them parking in front of everyone's house. I have a photo where they have every parking spot taken up on the entire block. They park in the middle of the street. They don't put two in front of a house. It's one centered, one here, one there. So I do have photos of that to provide. So let me move forward. Again my name is Annie Klingler and for 27 years I have owned and lived at the home at 609 Riverview Place, which is directly across the street from 612.

I myself, as I mentioned earlier, have poured my heart and soul as well into my 95 year old home over the decades. I have built many wonderful relationships in my neighborhood and thus I am so passionate about the subject coming to my residential neighborhood. In an effort to maintain the integrity of my neighborhood and the safety of myself and my neighbors. I am here tonight to voice my strong opposition to this special use permit for an Airbnb or VRBO at 612 Riverview

Place. When I received the letter from the city informing me that the special use permit application was filed for 612 Riverview Place, I was caught completely off guard. Marci Keil never once reached out to speak to me beforehand, and I would have, as it's the neighborly thing to do. After attempts to contact Mercy, I was finally able to reach her and have a conversation about it the following day after receiving the letter. Marci at the beginning of the conversation, pretended that she did not know what I was talking about until I told her that all neighbors had received this sad letter and we were all talking, at which time she was forced to confirm her intentions and understood and explained to me that yes, indeed, those were her intentions is to have an Airbnb. I also informed her that I had discovered that she had also purchased 607 Riverview Place, which is located directly next door to me to the west of my property. I asked her if her intentions were for an Airbnb there, and she did confirm that as well. During the course of the same conversation she mentioned some of the things she could do were provide cameras for the property.

I have a background. I've worked in police, fire and EMS many years. I am now in a nursing field and I know for a fact that cameras are only good unless they are being monitored 24 hours a day, seven days a week by a live awake person watching said cameras for crimes or other issues. Those cameras will only be good after the fact, after a crime has been committed or an issue has been committed as proof. But we would not have access to that. So therefore, mostly the majority of the neighbors will have to put cameras on their home too, to protect their property. It's worth noting that it was mentioned before both properties were sold prior to making the MLS. The neighbors did not even know they were for sale. Many of the neighbors therefore know families needing a home in a wonderful neighborhood to raise their family were allowed this opportunity to purchase either home. Home shortages in Washington. I wonder why. After my conversation with Marcy, I talked with most, if not all, of my neighbors and I have discovered that many did not realize that Airbnbs are not staffed and a typical hotel or bed like a typical hotel and bed and breakfast are meaning no one on site, no one to supervise. Many did not know this. They did just did not realize they did not know that it simply takes a username, a password and a credit card to be granted entry code and to gain access to a home on my block. The screening that can come from these bookings is entirely done online and it's limited. There is little way for the renter to know who's coming and absolutely no way for people who live in the neighborhood to know who's coming and going. Next I had the privilege over the last six days to meet many residents of downtown Washington C-3 District. They currently live next door to temporary housing that has been approved and are operating. I wanted to find out their take on how they feel living next door to an Airbnb. I was open to hearing the positives and negatives. I wanted to have an open mind. I knocked on their doors. Boots on the ground. Many felt like living next to the properties, their experiences. They had talked. They were very, very honest with me. One person said, she explained that they had a person walk right into her home, mistaking her house for an Airbnb. Another resident explained, guest once returned from a night of partying and continued to party on her patio, not the patio of the Airbnb.

They had showed up to the wrong house entirely. But the majority of them explained their biggest concern was not knowing who was coming and going in their residential neighborhood at random hours of the day and night. And there was simply a general lack of respect for their established residential neighborhoods and property. The influx of out-of-town visitors upsets the

peaceful environment of long standing residential neighborhoods like mine. Short term renters have no stake in the community and therefore no reason to care about how the neighborhood around them suffers from their vacation activities. We have a parking issue now, as I had mentioned. Our streets are not wide by any means there. There are numerous driveways, as you can see. There's alleyway, fire hydrants, telephone poles, limited street parking areas. The lots on the street are all very small. They're very narrow leaving us with one to two on street parking spots per residents. I further believe that an Airbnb in our neighborhood results in the business owner making profits while the residents of our quiet neighborhood suffer from the risks of her business. If someone is driving down the street, I ask you, are they looking for an Airbnb? They're driving slowly. It's late at night. Is it a suspicious vehicle? Are they casing houses to rob or are they looking for an address to check in? We won't know. We won't know our neighbors vehicles. We will not have that bond. If someone is attempting to open my front or back door, is it an intoxicated guests of an Airbnb? Someone attempting to break in my home, which is it? I won't know. I won't know. This causes a safety risk. If there's someone in my backyard, is it a prowler or is it another Airbnb customer lost? In closing, and I thank you for so much time given to me. I personally desire permanent neighbors in my homes on my street who raise their children in a quiet, peaceful neighborhood that we have all created.

I raised my daughter there. She went to school here. She was taught by our teachers. Family who live in these homes will attend our churches. Permanent neighbors have accountability in our neighborhood who vote for our leaders. Truly, they are accountable for their actions and peacefully coexist with their neighbors. They don't check out two days later, after causing a ruckus, I do not want transient temporary guests coming and going on a daily or weekly basis in a residential neighborhood. Residential neighborhood. We are neighborhood. We are not interested in anyone else's profit at our expense of the place where we reside. We must consider the people that already made this place their home and who simply want to live here in peace and especially safety. Thank you.

Mark Hidritch-Did you guys happen to get a petition together?

Annie Klingler-We did.

Mark Hidritch-Can you submit that to Gina?

Annie Klingler-We can. Do you want the original or the copy?

I only have a copy. She has the original. She'll submit it to you.

Tom Holdmeier-Anyone else? Come on up.

Tammy Wheatley- I'm the next door neighbor. So I live right next door, 616 Riverview Place. And so I just want to say a few things. One of the things is parking. You know, part of it is that a couple of us on the street don't have driveways and that takes away from our parking in the driveway. So that does limit things. If we have family or a friend come over, work people throughout the week in the summertime or let's say 7 to 8 months out of the year, I think we support 5 to 6 lawn companies which need a place to pull their gigantic trucks and trailers. It does get a little bit hairy at times. So, you know, I can't imagine that, you know, people would want to have five cars in a driveway and then try to go back out for the guy in front that wants to go get donuts or whatever. Anyway, that seems a little a little bit strange to me. So there's parking that we are all very concerned with. There is the biggest one for some of us is the lack of a permanent residence. You know, there are places in this country now where this has become

such a problem for neighborhoods and people like us that don't want that. They are passing laws saying that someone has to be a permanent resident in that neighborhood. It makes a lot of sense when you think that that way they know the neighborhood there. They have family, you know, that comes and visits them there. It's their home. And then they really should be able to do what they want to if they want to, you know, go to stay with their mother and rent for the weekend or a week or whatever. Without that, then you just have a business. You just have a place where people can sign up online and go be not be greeted or whatever. I don't know what her plans are for that, but it's hard to kind of oversee a property that's being rented out when you're not there and the neighbors don't know what to do with that. So I've been told, well, you just call 911. Well, I don't want to call 911 and I don't want to babysit someone's business. I shouldn't have to. You know, when we bought our houses, we didn't expect there would be this kind of problem in a neighborhood. And I don't think, frankly, that a lot of people want to live in that neighborhood with that. So I think that also the City needs to take a look at what people are saying to them about these residential housing neighborhoods where people are just dropping in and putting these places where no one lives, no one's invested. She doesn't know that elderly people live on the ends of our streets. She doesn't know if they if people haven't been out like the older folks and maybe need a look see or we need to go see if they need a meal or something like that, we all do that kind of stuff for each other because we know each other because our kids grew up in this neighborhood together. And that's what we wanted when we bought a house. When I came this town, I was from a different state and all I wanted was a nice, safe, little adorable community to raise my son. I think that's why people and I mean people all over the place. I had patients in Saint Louis that constantly said, if you ever have a house for sale in your neighborhood, let us know. We love that town. We want to retire. But the problem is, is that, you know, when you have done that and you're invested in your neighborhood, in your community, and when you don't do that, it's just a vacant house with strangers that come and go whenever they get rented out, whenever they want to vacation or go to a festival or go to a wedding or whatever they want to do. And I don't want to babysit what somebody else has got. I don't want to call the police. That's stressful to people like me. You know, I don't like to do stuff like that. I just want to have my community be a community and not a business type district. And with two already there, it's pretty obvious that if the board continues this kind of thing or passes this kind of thing, a lot of us will, you know, will leave. I mean, I just think that that's inevitable for the town. I certainly don't want to stay retired in that neighborhood if it's just going to be all those type of businesses or even as many as there already are looking like there's going to be. So there's that. So the lack of a permanent resident is a big one. I think for the community, we know that it's zoned for residential and for the life of me, I can understand why we are having to talk about this as the fact that she doesn't live there. And it is a business and that's all it's a for profit empty house sitting on our street. I don't see how that should even happen personally, not in residential. We're not downtown, We're not in the overflow of downtown. We're quite a bit away. Almost to Hwy 47. basically. And to me that seems like all they want is Airbnbs in every neighborhood all the way to the park and I just don't understand why they don't keep it in a certain place. I understand they might sell out. Oh, well, people will have to go across the river somewhere else, I guess. But it feels like, honestly, the whole community feels like it's almost a betrayal that we buy homes in a residential place so we could raise families, and all of a sudden we get told, sorry you

know, you just aren't going to have that anymore. You're going to have a little hotel zone here and you're just going to have to live with it. And it feels like we're being punished for it. Honestly, that's that is how we feel. And we're the ones who have to watch out for it. And I just can't imagine why we have to do that. People are concerned with noise, quite concerned with noise, and I don't think when there's no one there, they can oversee that.

They can be the one. How do I get a hold of somebody besides police of course. And I don't want to have to get a hold of anybody. Someone should be there monitoring that kind of thing. Driving by every once in a while, making sure they're doing what they're supposed to be doing. That is how a lot of places in the country I know Denver, Los Angeles, have those laws. I'm sure there are many more that have been enacted, those laws. So I think that that's a big one as well. So basically, I think we've covered everything and we've got them written up in a little summary here, and we will put that with the petition and we will submit it. Okay.

Tom Holdmeier-Thank you. I do want to say we're not encouraging you to call 911.

Tammy Wheatley-I think it's stressful for people to have to do this. And it's stressful to the point where why should we even be talking about it? To me, it doesn't make sense, but that's me.

Mark Hidritch-And it's just helping the police department out. They cannot be everywhere.

Tammy Wheatley-Thank you. I'll remember that. Thank you.

Tom Holdmeier-Anyone else? Come on up.

Deborah Brenton Strauser- I've lived in Washington my entire life. I am directly affected by this property because we are side by side. I am 610 Riverview. I am not the homeowner. I am a long term rental and have been there for five years. Terry and Bev Alfermann are the owners. They've been contacted there. They've signed the petition. My fear with this Airbnb or VRBO going in is that in order to take the one picture that shows the three cars in the driveway, they had to stand in my yard to do it. That's the only way they could do that. As far as parking, yes, there is a problem parking. And that photograph was probably the only time that more than one vehicle has been in the driveway. Anytime there's people there, there on the street. Now, Marcy and I, we've done a lot of things together so far being neighbors. While doing some renovations in my apartment, she allowed me to take some of the debris from my renovation and put it in her trailer. I appreciated that very much. In turn, when her lawnmower broke, I went and mowed her grass for her. That's what neighbors do. We help each other out. However, I was a little taken back when a hot tub got delivered and there's a 48 foot tractor trailer in my backyard because they managed to get it. And I work in traffic transportation. So I work with tractor trailers so I can look at them and tell you how big they are, how they got that 48 foot trailer in that driveway and up there, I don't understand. However, you can see my yard where it got turned. At which point I come look out my kitchen and there is a tractor trailer backed up to her fence and the front of the trailer is on my driveway. That is a problem for me. If they park five cars in that driveway or three cars in that driveway and the first car wants to go get donuts, are they going to yard job me to get out because I park in the garage. I don't want yard jobs. I don't want to have to replace my yard every time somebody does something. I don't want the extra trash that of an Airbnb or VRBO is going to handle because who's going to take that trash out if that that place is rented Sunday to Sunday, who's going to come by and pick up the trash and make sure it gets out on the street by Wednesday? Or is it going to end up in my yard? I'm not picking up that other trash. I shouldn't have to pick up the other trash. Now, I'm a single woman in this house

and there are nine other singles, women living in the proximity of this house. That's scary, knowing that anybody with a valid credit card can come in and, rent this vacation place. And I mean, seriously and you look around and everybody on that block and in that neighborhood is 50 or above. So you're going to rent this place to who has a valid credit card? That's a problem for me. I have small grandchildren that are at repeat stage. If I am out on my patio or in my driveway with my grandbabies and somebody's got the house rented, who are they monitoring? Who they can do all the checks to say that the people are good there.

But that's only to the credit card holder, not the other 6 to 8, 10 people that are staying in the house. There could be a bachelorette party or a bachelor party going on. And I have some naked yahoo jumping up out of hot tub with my grandbabies on the driveway. Now, what do I tell them? How do I explain that to them? I don't want that. I am a resident of that neighborhood, a long term resident, but I'm not a homeowner. And it bothers me that this could go in. And then to have another one across the street, because, yes, I was interested in purchasing both of those houses when I found out and before I could find out they're up and sold. I would have loved to have bought one of those and become a resident permanent resident of that neighborhood. That's all I got. But I hope you don't approve it.

Tom Holdmeier-Thank you. Anyone else that would like to speak? Yes. Come on Up.

Delissa Curran-#2 Riverview Court, and I'm probably the newest neighbor in the subdivision. We moved back to Washington. My husband is Greg Curran. He wasn't able to be here tonight. We moved back. We moved to Kansas City. We grew up here all of our lives, and we're thrilled to be back in town. We had a hard time finding a house to buy. To be honest with you, it's very difficult to find a house in Washington that's already been addressed. So we had land to build on and couldn't find a place to rent that we can put up like a barbecue. And you can't have a house without barbecue. So we ended up deciding to buy a small house while we built a house. And again, had a difficult time finding any place because houses were sold before they ever hit the market. We stumbled across this thanks to our fantastic realtor. On 2 Riverview Court. We'd always wanted to live on the riverfront and so we're beyond excited. We love our neighborhood, having never lived in the downtown area before. It's a new experience. And I got to tell you, I didn't come planning to speak because I know our neighbors can handle it. But I have a new fear tonight after hearing the proposal, as well as the neighbors concerns that I think are all valid. I am a frequent Airbnb customer as I travel and I know that there is screening that takes place. But I also know that it's always up to the owner to choose. But my fear is this because I've always lived in subdivisions. We had neighborhood meetings. We had the power. So I just want to remind you, we're counting on you. You have our power right here. And I thank you for I know you're all elected and I appreciate the trust that has been shown to you. And I'm just asking you to please consider the concerns not just for our neighborhood, but for our town, because I chose a place outside of that zone. You have a zone? I actually looked it up on. A map because I hate to admit this, but we thought about that house that on Riverview should be shared. So we thought about an Airbnb before I knew them. So but we saw we are not in the zone without a proposal. We hope that you protect us with the lines that were drawn on that map. We wanted to live in a neighborhood. We don't want to live in a hotel district. And we can't do it on our own. We need you. So I'm just asking for you to please hear the concerns tonight.

Tom Holdmeier-I just want to not make sure of one thing. We're not elected and we don't hold the power. That's the Mayor and City Council. That's who holds the power in Washington. We're a commission that gathers information. It will go to the City Council for final vote.

So we recommend. Anything else by Board?

Mayor Hagedorn-I'm new here. For you guys who don't know, I was elected in April, and I ran on a campaign of keeping our neighborhoods safe, remembering who we are as a town in Washington, Missouri. And we want to grow. We do. But we can't lose sight of who we are and what we're talking about tonight it comes to the heart of the problem. And believe me, I get both sides. I do. I was BNB owner for seven years and it was really nice having a little extra cash, meeting new people. But towards the end, something happened. I don't know what, but we got more and more guests that were knuckleheads. And so we decided that's just not worth it anymore. So, this Board, they have to look at what our ordinances are that they're not. We try and the Planning and Zoning board tries to keep emotion out of it. Okay. And they make a logical recommendation to the City Council. And I don't get a vote unless it's tied 4 to 4. Mark will vote on it. And the motion or pardon me, the recommendation that they do give does carry a lot of weight, but it's not binding. So if it's 4 to 4 the next time this comes before the Council right now, quite frankly, I don't know how I'm going to vote. Okay. So with that, I think I've said my peace, but what we're talking about and Sal, you know, I know we've discussed this many times, many times. Are we oversaturated with VRBO's both in Airbnbs? I think the answer we've come up with in the past has been not yet. We don't want to be Augusta, where investors, I mean, big time investors are coming in, buying up the town. We don't want to be that. Herman has a bunch of them right now and I think the residents up there from the people I've talked to, they feel like they're oversaturated. So are we at that point yet? I don't know. That's something that we're going to have to discuss at staff and this may be a test case. I don't know. Thank you.

Tom Holdmeier-Any other questions?

John Borgmann-The only other comment that I would like to throw out there and I don't so we've and Mr. Chairman, we've talked about this for probably the last two years or longer, that this has been a discussion. Over those two year periods we've probably looked at 25 to 30, maybe not that many.

Sal Maniaci-We have about 39 total.

John Borgmann-So we probably have done maybe 20. Okay. And I think tonight is the most opposition we've ever had to any application.

Samantha Wacker-There's two others. That was Deer Run and then Lake Washington.

John Borgmann-I know how it all runs together. But my point, I guess is that we have to make sure that I feel we keep the neighborhood together. And we've denied these before because of that. And when I went and drove down there, even though I knew where the area was being in the fire service here for 45 years, I knew that that was a residential area. It's different than your subdivisions and there are some beautiful homes back in there. In fact, I wouldn't mind living back there myself on the river sometime because that's pretty cool back there. But I think we have to look at each neighborhood as that neighborhood, because I think the folks here tonight have said that, you know, that we need to be careful and maybe it's come to a point maybe this is the meeting that will do that, that we put a moratorium on VBRO's. I know we're addressing it in the Comp Plan that's coming up in, what, February, March or something like that.

Sal Maniaci-Our goal is to adopt in August.

John Borgmann-In August. Okay. So but there's going to be some discussions coming up after that here, not too distant future to start doing that. Maybe it's time we put a moratorium on that just to let things lay for a little bit. I don't know. I'm just kind of throwing out there to the rest of the board, too. But I think this has enlightened it a little bit because of the neighborhood discussions that we've had here tonight. So that's all I really wanted to add.

Samantha Wacker-I would say, I mean, it's a special use permit because it's a special use. It's not an automatically permitted use. So I think we've had a lot of assumptions of investors coming in and presuming that they're entitled to a special use permit when that simply is not how a special use permit works, that simply isn't the case.

And it's not that these uses are not appropriate in certain areas of town, but we've historically not approved these special uses when there is this kind of opposition in the neighborhood. And I would have to second what John said in that I mean, we once we've dealt with this, I, I will make a motion that we do recommend a moratorium on special use permits until the Comp Plan is in place.

I mean, that's something that I think needs to happen because I think we're getting to that point where we've seen there's a place for these and they can be wonderful in the parts of town that are appropriate for this. But, I mean, I don't know if, Mr. Chairman, if you're ready for motion or not or.

Tom Holdmeier-Not that motion. I think that's right.

We'll get more discussion. We can go back to the motion.

Mark Hidritch-And no matter how this turns out this evening, I just want to give kudos to all your residents and kudos to you guys as well for showing and for the outpouring of support for each other. I know I got phone calls yesterday and that's one thing I said is show up. And I know it's not easy getting up that podium and talking. So, I want to thank you all very much for everybody for showing up, because that that that means a lot to subordinate each other.

Mayor Hagedorn-Well said, Mark. Absolutely.

Tom Holdmeier-Yes. You can come on up.

-I think you need to show up for each other. And that's what's so special about our neighborhood. As others mentioned, taking food to the elderly, checking on each other, telling each other they left a window open or their doors open. And that is what's so special. And I also I would ask that once we submit our petition, know that there was a much support.

It was just six days notice. We have elderly residents and we have other people that work nights and shift work, etc. that we're not unable make it. So they are on that petition. Thank you.

Tom Holdmeier-Thanks. Just a couple of things. Also, we didn't see this. You actually called me and asked me about it. We didn't know anything about it yet. So as planning and zoning, we get it. Usually try to get it two weeks out, but sometimes people are sick and it doesn't come out. And this is in our zoning codes in residential because it is a residential, like a long term lease would be. That's why it's there. I don't know if we could get any other kind of special zoning for that, but that's why it's here in this residential area. So anyway, that being said, any other comments?

Mark Hidritch-And I'll just kind of shadow off of Mayor Hagedorn. I've been up here 13 years now on this Council and one of the things I've first ran on and still run on is I'm a voice for the

people of Washington. So if the people of Washington, the outpouring of support and the tell me they want something done, I'm going to do it.

No matter if it fails or passes, I'll do whatever did you guys need me to do. Because that's why we're elected. So I know I'm just a small town politician, but that's one thing I stand on. So thank you.

Tom Holdmeier-All right. If there was no other comments.

Samantha Wacker-I'm going to move that we recommend denial of this.

Chuck Watson-I'll second.

Tom Holdmeier-All those in favor?

All-Aye

Tom Holdmeier-Any opposed? So moved.

Sal Maniaci-Yes it will go to Council Tuesday the 17th.

5) **File No. 23-0102**-Amendment #1 to Richard Oldendburg Park-Sale of Lot 1 to Precoat Metals

Sal Maniaci-Yes, so we haven't had to do this in a while. So it's good thing this is happening again. But when we sell a lot in the industrial park, that is owned by the 353 Redevelopment Corporation per state statutes, we have to do an amendment to the development plan to approve that sale. And so that's what we are doing here tonight to approve that sale to Pre Coat. And you can see here, I'm going to run through these slides because this is also for the preliminary plat on the next agenda. We have set here a preliminary plat for you all to approve, along with this amendment to set the proposed layout of this park. You can see this does allow for six developable lots. Pre coat will be on lot one at the top of the hill there and then the way this is laid out allows what our engineers feel like the most efficient way for that to get done. However because we may have a potential user come in that wants a larger lot, we're going to keep it vague at this point.

And so the final plat will be at Council next week because P&Z does preliminary and Council does final just so you are aware this is actually all that will be recorded is lot one and then keeping the 87 acres just wide open and then as lots are continue to be sold, we can break those up differently as needed. But this is now how the park will be marketed online with those six lots available. So very excited.

Tom Holdmeier-Yes, great. Questions or comments? Entertain anybody audience that would like to speak?

Mark Hidritch-I'll make a motion.

John Borgmann-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-any opposed? So moved. Other business?

Well, there was only one motion. Sorry.

6) **File No. 23-0103-Preliminary Plat -Richard Oldenburg Industrial Park**

Mike Wood-I'll move for the preliminary plat.

Samantha Wacker-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

Other Business:

Sal Maniaci-No, I just want to thank everyone who came to our first public meeting for the Com Plan. Our consultant was very impressed with not only the turnout, but the comments we got. I think other communities they've gone to, especially since COVID, when they've shifted more online to those meetings, they don't have turnouts like that. So they were very excited. They've gotten some good feedback. They've already started to change some of the goals and objectives he has not gotten with us when we will schedule the next one. But what we will do is have another steering committee meeting before our next public meeting. But it's been going very well. I think they've been they've proved to be worth the contract we've done with them. They've been doing a lot of work behind the scenes with us, so I'm excited to see that move forward. And the Airbnb discussion has come up at each steering committee meeting as well as the public forum as well. So we have I've pulled like what Saint Charles does. I will say the whole thought process was, let's wait. We've asked them for a recommendation, so we'll wait for August for their recommendation and but if P&Z, the Mayor and Council wants staff to either come up with a different solution, whether it be a moratorium or more stringent rules before August. We're happy to do that. Just in August, this past August, Saint Charles passed some rules that seemed pretty, it seemed like they could fit ours. When we were doing our own research, it was hard to find a lot of it do. A lot of cities do it by census tract. Well, Washington is one census tract, so I couldn't really do it that way. So I just want to throw it out there. It has been a discussion. Originally it was let's wait for the Comp Plan recommendation, but I get it. You could have if that once that gets public, you could have dozens of applications, people trying to get it in under the wire before it gets too strict.

Chuck Watson-So does that have to come from the Council or come from us?

Sal Maniaci-It would be a recommendation from you all to Council. And actually, if it's a code amendment, it's a public hearing here, correct?

Mark Piontek-Correct. Yeah. So we would have to have enough notice to do a public hearing at a P&Z meeting before a public meeting at City Council.

Mark Piontek-Even if you were going to adopt a moratorium, you still have to go through the public hearing process.

Samantha Wacker-Okay, well, can we can we put that on our next agenda to next month to discuss a moratorium and get the notices out and let people come and talk? Because I just I feel like we have to do something. I don't I think we need to take some proactive action so that, you know, word that this board, the Council and the citizens, frankly, of our community aren't put in

these positions until we can get a better handle on what we're doing and what the plan is for our vision of this community.

Tom Holdmeier-But it can still be done in the C3.

Samantha Wacker-No, I was just suggesting a moratorium on special use permits. And what I would suggest we look at is either pending the adoption of the Comp Plan with some new thing or if city staff, if we have some solution or some proposed code amendment before that.

But if we can get the notices out so we can have that public hearing on a moratorium and I think we need to move sooner rather than later with enacting that.

Mark Piontek-Just because I also represent the town of Augusta. They've been struggling with this issue for quite a while now. And it's the exact situation the Mayor mentioned where people are buying these up purely as investment properties. And there's only, you know, a couple of hundred residents in Augusta to begin with. So when you buy up ten, ten or more houses, that's a pretty big chunk of your housing. They adopted a moratorium. It's been early last year and then it got extended one time to do some additional study. And then they were supposed to vote tonight on a new ordinance on short term rental lodging. And there's all sorts of details to it. But one of the one of the aspects of it would be that they would be required to get a permit every year. You have to have a permit to operate. And those permits, they would be a limit of 15 total city wide to about that. Not that that's the right answer for everywhere, but at least that's one of the ways they addressed it. And then also there's also a provision that you have to live, and I think it's within ten miles of the town hall. You have to live within that radius if you're going to own one or operate one. And there's all sorts of operating rules, and I'd be glad to share a copy of it if anybody wants to see it. I didn't write it. I had some review and comment on it, but most of it was written by others.

Sal Maniaci-I did look as we were talking about this past few weeks, Saint Charles passed one in August, very similar. I didn't see anything about distance as an owner but they have 0.05% of your total housing units. And so as more housing units are built, more permits are issued. And so it keeps up with the pace of that. This was St. Charles City. Because then if you're in the historic zoning district, it's you don't have there's no limit in the historic district, walkable district, what they call it. But that is and then same thing, there's a permit and I think they may have even as a owner, you can only you're only eligible for so many. So one person can't come in and do ten. But that was something that we looked at when we were talking to our consultants about the Comp Plan. But again, one or two a month, it's hard to figure out that threshold of a what point is the tipping point. So whatever recommendation you guys want to make, we were happy to present next month.

Chuck Watson-Kind of like what you know, what they're pointing out here is when you when you look at, you know, within a given area, I mean, you've got five homes currently and a sixth proposed within a short radius.

Sal Maniaci-That was the other thing. They have to be at least a block apart in Saint Charles so whatever their block length definition, 700 feet. That was the other thing that they have.

Samantha Wacker-It sounds like we've got some ideas to address it, but I just think until we have a plan, I guess are we in agreement to put on the agenda for next month a moratorium so we can have the public hearing and do this correctly?

Sal Maniaci-I will say in full disclosure, I have no applications, but I've had questions that of people saying, should I apply before gets stricter, I have 100% gotten.

Samantha Wacker-I mean, to be quite blunt, that isn't my problem.

the residents problem. I mean, I'm here as an advocate for the city, not as a.

Sal Maniaci-Well, I'd say if we're saying we're going to pass stricter rules in August, that's all our agendas are going to be until August, I would bet.

Chuck Watson-But at the same time, we still have the option. And that's sort of to what if we can put out that we're going to put a moratorium on them and give us an opportunity to go through the proper channels to get all this figured out.

Mayor Hagedorn-I'm a little uncomfortable about doing something outside the Comp Plan.

Chuck Watson-Yeah, that's why I think we ought to wait until, you know, the plan is complete and stuff like that and get information back from it in there.

Tom Holdmeier- I think you're saying they're saying is let's hold off till we get the Comp Plan examination. Put a moratorium on. Don't let people do it. And then when we get the Comp Plan information, then say, okay, we're going to open it back up. Here's what we're doing, or no, we're not or.

Samantha Wacker-At that point we'll have a plan on how to do it in an orderly fashion. We simply won't be entertaining special use permit and.

Mark Hidritch-Maybe Mark and Sal, you guys can both forward the Council and the P&Z board up here what Augusta has, what Saint Charles has. So it can be looked on. Start get studying it.

John Borgmann-Mr. Chairman, I would like to make a motion that we direct the staff to put on our agenda for next month a moratorium on short term rentals, housing, special use permits..

Samantha Wacker-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

I appreciate that. So our next meeting is Monday, the 13th of February.

Okay.

So we will go ahead and get that published in the paper. As of right now, I don't think we have anything.

Samantha Wacker-Motion to adjourn.

Chuck Watson-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved. We are adjourned.

Motion to adjourn the meeting at 8:20 p.m, first and second, passed without dissent.

Thomas R. Holdmeier

Chairperson

Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department

Date: February 13, 2023

Re: File # 23-0201

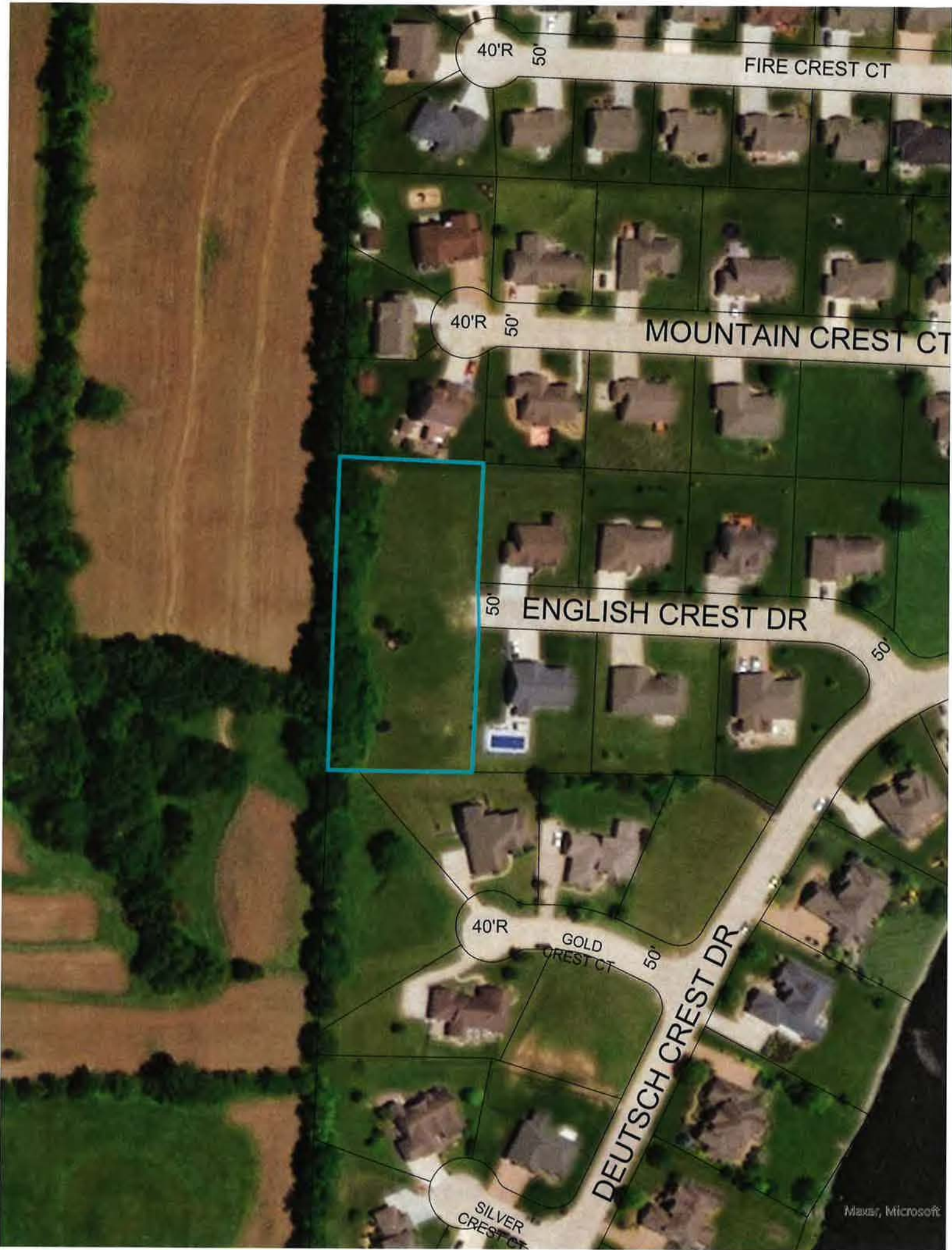
Synopsis: The applicant is requesting approval of Stonecrest Plat 19 for the creation of 2 additional lots and the extension of English Crest Drive

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1A
South	Single Family Residential	R-1A
East	Single Family Residential	R-1A
West	Vacant Land	N/A

Analysis
The applicant has requested a preliminary plat for Stonecrest Lot 19. This plat includes the extension of English Crest to the western property line and creates two additional lots (lots 2A, and 3A). Lot 1A currently has an existing home on it and the proposed plat enlarges the lot.

There is currently a “spite strip” or blocking piece of land that hinders the development to the west connecting to the existing English Crest. This plat removes that strip and dedicates the Right-of-Way to the property line so when the development to the west begins it can connect directly to Stonecrest providing another entrance into the subdivision. There is an existing pipeline easement that runs north/south along the plat, however the proposed lots are still large enough to be developed outside of that easement. All other easements for access and utilities are shown as required.

Recommendation
Staff recommends approval of the Stonecrest Plat 19



40' R 50'

FIRE CREST CT

40' R 50'

MOUNTAIN CREST CT

50'

ENGLISH CREST DR

50'

40' R

GOLD CREST CT

50'

DEUTSCH CREST DR

SILVER CREST CT

Maxar, Microsoft



23-0201

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 01-05-2023

Applicant Information:

Name: Aaron Wagner (BFA Land Surveying) Phone: 636-231-4336

Address: BFA Inc., 103 Elm Street, Washington, MO 63090

Do you own the subject property? ☐ Yes ☒ No

If not, please provide ownership information here:

Name: Tracy D. & Christine M. Comely Phone: 314-210-7495 (Tracy)

Address: 2238 English Crest Drive, Washington, MO 63090

Name of Proposed Subdivision: Stone Crest Subdivision - Plat 19

Number of Lots Proposed: 3 Zoning District(s): R-1A

Two copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

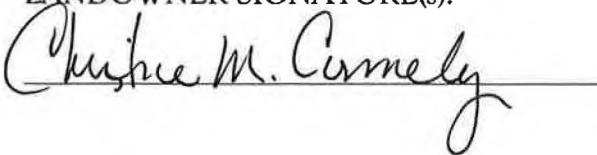
APPLICANT'S SIGNATURE:



APPLICANT/COMPANY NAME (Printed):

Aaron Wagner | BFA Inc.

LANDOWNER SIGNATURE(s):



LANDOWNER NAME (Printed):

Christine M. Comely

STONE CREST SUBDIVISION - PLAT 19

A RESUBDIVISION OF LOT 129 OF "STONE CREST PLAT 5" IN U.S. SURVEY
1912, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF THE 5TH P.M.,
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

LEGAL DESCRIPTION: LOT 1A

A resubdivision of Lot 129 of "Stone Crest Subdivision Plat 5" in U.S. Survey 1912, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri, to wit:

Beginning at a found iron rod at the Southwest Corner of Lot 129 of "Stone Crest Subdivision Plat 5", recorded on September 16, 2005 with Document No. 2005-22681, thence along said south line S89°-31'-07"W 165.08 ft. to a set iron rod at the Southwest Corner of said Lot 1A; thence leaving said south line along said west line N02°-13'-06"E 164.33 ft. to a set iron rod at the Northwest Corner of said lot, also being the south right-of-way line of English Crest Drive; thence leaving said west line along said south right-of-way line S87°-46'-54"E 165.00 ft. to a set iron rod at the Northeast Corner of said lot; thence leaving said south right-of-way line along said east line S02°-13'-06"W 159.33 ft. to the point of beginning, containing 0.61 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: LOT 2A

A resubdivision of Lot 129 of "Stone Crest Subdivision Plat 5" in U.S. Survey 1912, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri, to wit:

Beginning at a found iron rod at the Southwest Corner of a tract of land recorded on November 28, 2022 with Document No. 2217753, thence along said west line N01°-45'-55"E 168.39 ft. to a set iron rod at the Northwest Corner of Lot 2A, also being the south right-of-way line of English Crest Drive; thence leaving said west line along said south right-of-way line S87°-46'-54"E 135.00 ft. to a set iron rod at the Northeast Corner of said lot; thence leaving said south right-of-way line along said east line S02°-13'-06"W 164.33 ft. to a set iron rod at the Southeast Corner of said lot; thence leaving said east line along said south line S89°-31'-07"W 133.73 ft. to the point of beginning, containing 0.51 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: LOT 3A

A resubdivision of Lot 129 of "Stone Crest Subdivision Plat 5" in U.S. Survey 1912, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri, to wit:

Beginning at a found iron rod at the Northwest Corner of a tract of land recorded on November 28, 2022 with Document No. 2217753, thence along said north line S87°-45'-21"E 163.58 ft. to a found iron rod at the Northeast Corner of Lot 3A; thence leaving said north line along said east line S02°-15'-44"W 134.96 ft. to a set iron rod at the Southeast Corner of said lot, also being the north right-of-way line of English Crest Drive; thence leaving said east line along said north right-of-way line N87°-46'-54"W 162.37 ft. to a set iron rod at the Southwest Corner of said lot; thence leaving said north right-of-way line along said west line N01°-45'-55"E 135.04 ft. to the point of beginning, containing 0.51 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

A resubdivision of Lot 129 of "Stone Crest Subdivision Plat 5" in U.S. Survey 1912, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri, to wit:

Commencing at a found iron rod at the Northwest Corner of a tract of land recorded on November 28, 2022 with Document No. 2217753, thence along said west line S01°-45'-55"W 135.04 ft. to a set iron rod at the point of beginning also being the Northwest Corner of said right-of-way dedication, thence leaving said west line along said north right-of-way line of English Crest Drive S87°-46'-54"E 162.37 ft. to a set iron rod at the Northeast Corner of said right-of-way dedication; thence leaving said north right-of-way line along said east line S01°-14'-06"E 50.09 ft. to a point at the Southeast Corner of said right-of-way dedication, also being the south right-of-way line of English Crest Drive; thence leaving said east line along said south right-of-way line N87°-46'-54"W 135.00 ft. to a set iron rod at the Southwest Corner of said right-of-way dedication; thence leaving said south right-of-way line along said west line N01°-45'-55"E 50.00 ft. to the point of beginning, containing 0.19 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MaDOT VRS RTK Network.

2. Field work was completed on this site by Buescher Frankenberg Associates, Inc. on December 28, 2022.

M = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.

R = Recorded outboundary information as per "Stone Crest Subdivision - Plat 5" recorded on September 16, 2005 with Document No. 2005-22681 of the Franklin County Recorder of Deeds Office.

3. General Warranty Deed recorded on July 14, 2022 with Document No. 2211160 of the Franklin County Recorder of Deeds Office.

4. General Warranty Deed recorded on November 28, 2022 with Document No. 2217753 of the Franklin County Recorder of Deeds Office.

5. Zoning ID - R-1A

6. City of Washington to complete a minimum of 120' of road extension of English Crest Drive by June 2023.

7. City of Washington to be responsible for 1/2 of the cost for the survey fees associated with this plat.

STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS

This is to certify to Tracy D. Comely and Christine M. Comely, Trustees of the Tracy D. Comely and Christine M. Comely J.R.L.T., that during the month of January, 2023 we executed a Property Boundary Survey and Subdivision Plat on all of Lot 129 of "Stone Crest Subdivision - Plat 2" recorded on September 16, 2005, with Document No. 2005-22681 and a tract of land recorded on November 28, 2022 with Document No. 2217753, both being in U.S. Survey 1912, Township 44 North, Range 1 West, of the 5th P.M., City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys of the Missouri Department of Commerce and Insurance, Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects" and meets the accuracy requirement of a Urban Survey as defined therein.

Date: _____

Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor
for Buescher Frankenberg Associates, Inc.
Corporate #0096

CERTIFICATE OF OWNERSHIP:

We, Tracy D. Comely and Christine M. Comely, trustees of the Tracy D. Comely and Christine M. Comely J.R.L.T., hereby certify that We are the owners of the property shown and described hereon, and have caused the same to be surveyed and subdivided in the manner shown on this plat, and We hereby freely adopt this plan of subdivision.

The subdivision shall be known as "Stone Crest Subdivision - Plat 19".

We hereby dedicate the proposed right-of-way extension of English Crest Drive.

The utility easements as shown hereon are hereby dedicated to the various utility companies for utility purposes.

IN WITNESS WHEREOF, we have executed this plat as of

this _____ day of _____, 2023.

Tracy D. Comely, Trustee
Tracy D. Comely and Christine M. Comely J.R.L.T.

Christine M. Comely, Trustee
Tracy D. Comely and Christine M. Comely J.R.L.T.

STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS

On this _____ day of _____, 2023, before me personally appeared Tracy D. Comely and Christine M. Comely, trustees of the Tracy D. Comely and Christine M. Comely J.R.L.T., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: _____

CITY CLERK'S CERTIFICATE:

I, Sherri Klekamp, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "Stone Crest Subdivision Plat 19" was approved by the City Council of Washington, Missouri by:

Ordinance No. _____, passed and approved the

_____ day of _____, 2023.

Sherri Klekamp, City Clerk

COMELY
2238 English Crest Drive
Washington, Franklin
Missouri, 63090

DRAWN
A.C.W.
DATE
01-05-23
JOB No.
7589
SHEET NAME
STONE CREST
PLAT 19

bfoeng.com

TELEPHONE: (636) 239-4751

BFA
Engineering • Surveying

103 ELM STREET

WASHINGTON, MISSOURI 63090

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: February 13, 2023

Re: File # 23-0202

Synopsis: The applicant is requesting approval of a Special Use Permit for a RV Park on property located at the corner of Westlink Drive and West Main Street

	Existing Land Use	Existing Zoning
North	Industrial Plants	M-2
South	Miller Post Nature Reserve	AG
East	Miller Post / Single Family	AG / R-1A
West	Industrial Plant	M-2

Analysis:

The Applicant has submitted an application for a Special Use Permit located at 1399 W Main Street, at the intersection of West Main Street and Westlink Drive. According to Section 400.205, City Council can approve, after review from Planning and Zoning Commission Special Uses.

According to this Section, "Special uses are those types of uses which tend to be problematic because they: (1) have a tendency to generate significant traffic volumes and/or turning movements; (2) have operational characteristics that may have a detrimental impact on adjacent or nearby properties; or (3) have other characteristics which may impact public health, safety, or welfare; but can be approved if such uses meet the criteria established herein. Special uses also include public and quasi-public uses affected with the public interest. In order to ensure that detrimental impacts are avoided or mitigated to a satisfactory level, special uses must be reviewed and may be approved in accordance with the provisions of this Article."

"In considering whether or not such application for a special use permit should be granted, it shall be the duty of the Commission and the Council to give consideration to the effect of

the requested use on the health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question and the residents of the City generally. In considering the special use, the Commission and the Council may consider, among other factors, the following:

- 1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.*
- 2. The comparative size, floor area and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.*
- 3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.*
- 4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.*
- 5. The added noise level created by activities associated with the proposed use.*
- 6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.*
- 7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.*
- 8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties and in terms of presence in the neighborhood.*
- 9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.*
- 10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water runoff and heat generation."*

Given the above criteria, staff has the following comments:

1. The proposed use, being adjacent to both industrial and recreational uses, appears compatible with the surrounding neighborhood. RV Parks require a special use permit in every zone district under City Code. The proposed location with access to recreational facilities, in close proximity of downtown, while still being on an industrial truck route makes this location much more ideal than others.
2. The proposed construction of 35 pads, a bath house, and a check in facility does not create a scenario that is more intensive than the surrounding industrial uses. In fact the development serves as a decent transition from industrial to residential uses.
3. The development will be required to adhere to noise and nuisance codes just as any other use with quiet hours after 10 p.m. The frequency of the proposed activities will not appear to impact the surrounding area. There is a 30 ft. buffer between the existing homes and the proposed development.
4. Staff does not believe that the proposed use will generate more traffic than any of the surrounding properties. West Main Street and Westlink Drive are both

designated as industrial truck routes, allowing for the capacity for RVs. There are also two access points proposed, with the main one being on Westlink Drive.

5. The proposed use does not create a noise level we believe will be any more intrusive than an industrial use.
6. There is no reason to believe the proposed use will place a stress on public services in the area and the police and fire protection can accommodate the use.
7. With being between industrial, recreational, and residential uses, we believe this type of short-term lodging does not impact the appearance of the neighborhood.
8. There is no lighting proposed that will affect the neighborhood.
9. There is no proposed landscaping that will affect the neighborhood. Much of the landscaping is being proposed to maintain.
10. The site plan was reviewed by City Staff and the applicant is in discussions with our engineering staff for stormwater runoff plans. With access to the creek and river nearby, it should be a fairly straightforward system of retention. The amount of proposed hard surface is also less than would happen with industrial zoning in the area.

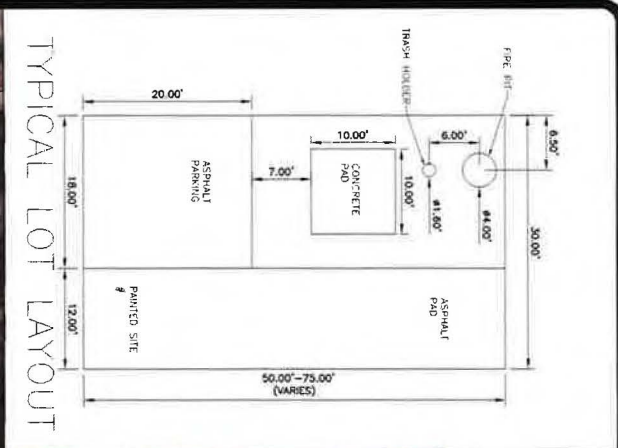
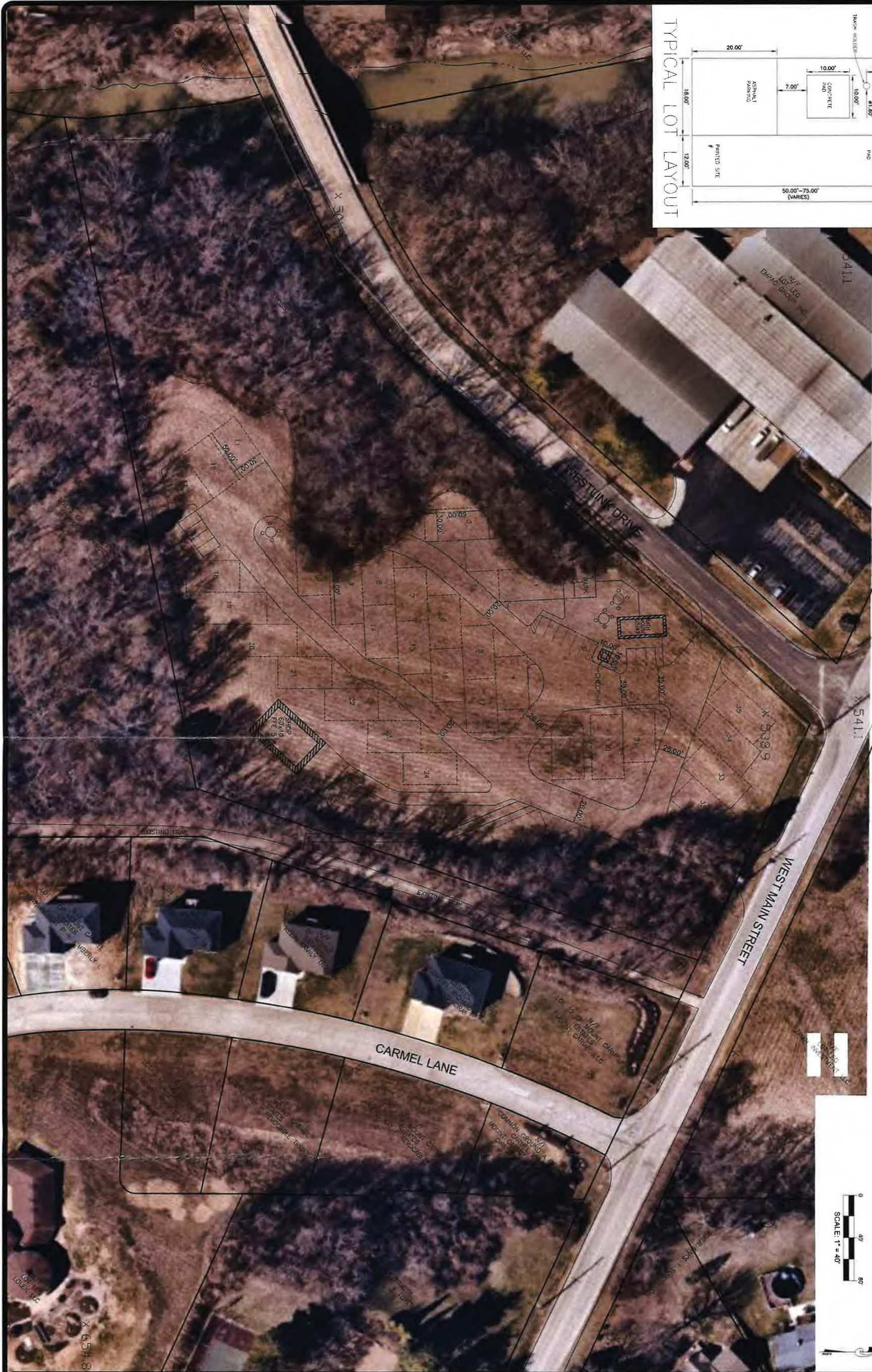
Given the above analysis, staff believes the proposed special use has the ability to not detrimentally affect the neighborhood.

Recommendation:

Staff recommends approval of the Special Use Permit to operate 1399 W Main Street as an RV Park







CONCEPTUAL
SITE PLAN



Gregg & Brittany Gross
1399 West Main Street
Washington, Franklin County, Missouri

PRELIMINARY DRAWING

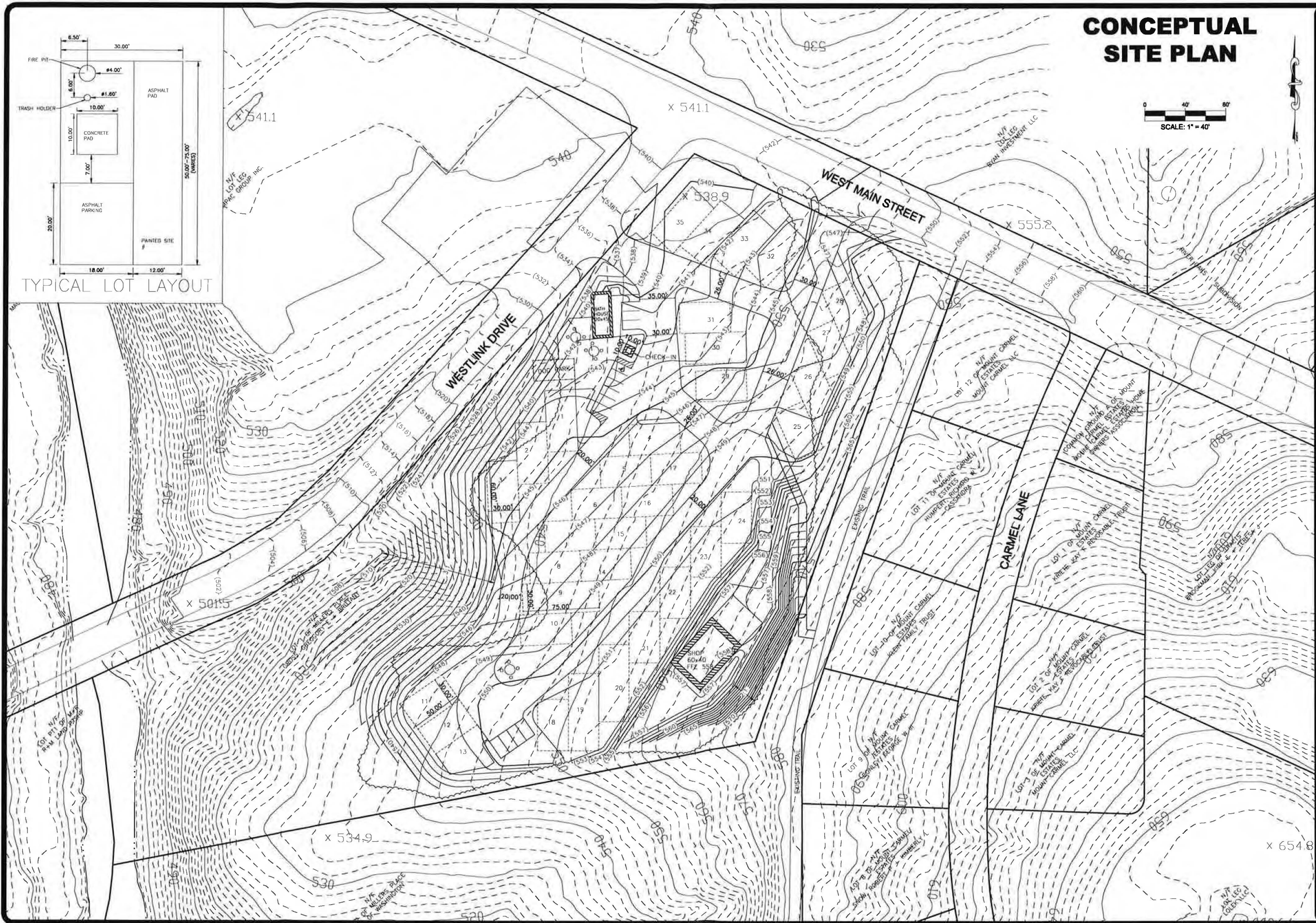
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION



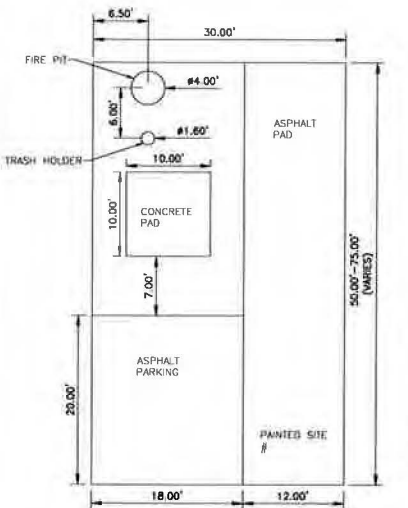
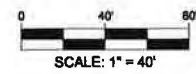
103 ELM STREET WASHINGTON, MISSOURI 63090
TELEPHONE (636) 239-4751
bfaeng.com

DRAWN	E.A.H. J.D.S.
CHECKED	R.G.R.
DATE	1/9/23
SCALE	1"=40'
SHEET NO.	208 No.
7505	
SHEET NAME	CONCEPTUAL SITE PLAN
CSP-1	

03-0002



CONCEPTUAL SITE PLAN



TYPICAL LOT LAYOUT

TELEPHONE: (616) 239-7751

BFA
Engineering-Surveying

WASHINGTON, MISSOURI 63090

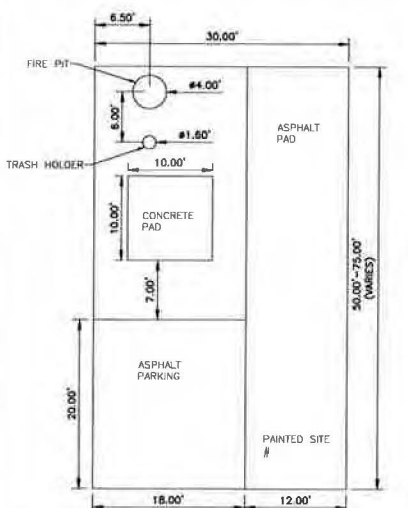
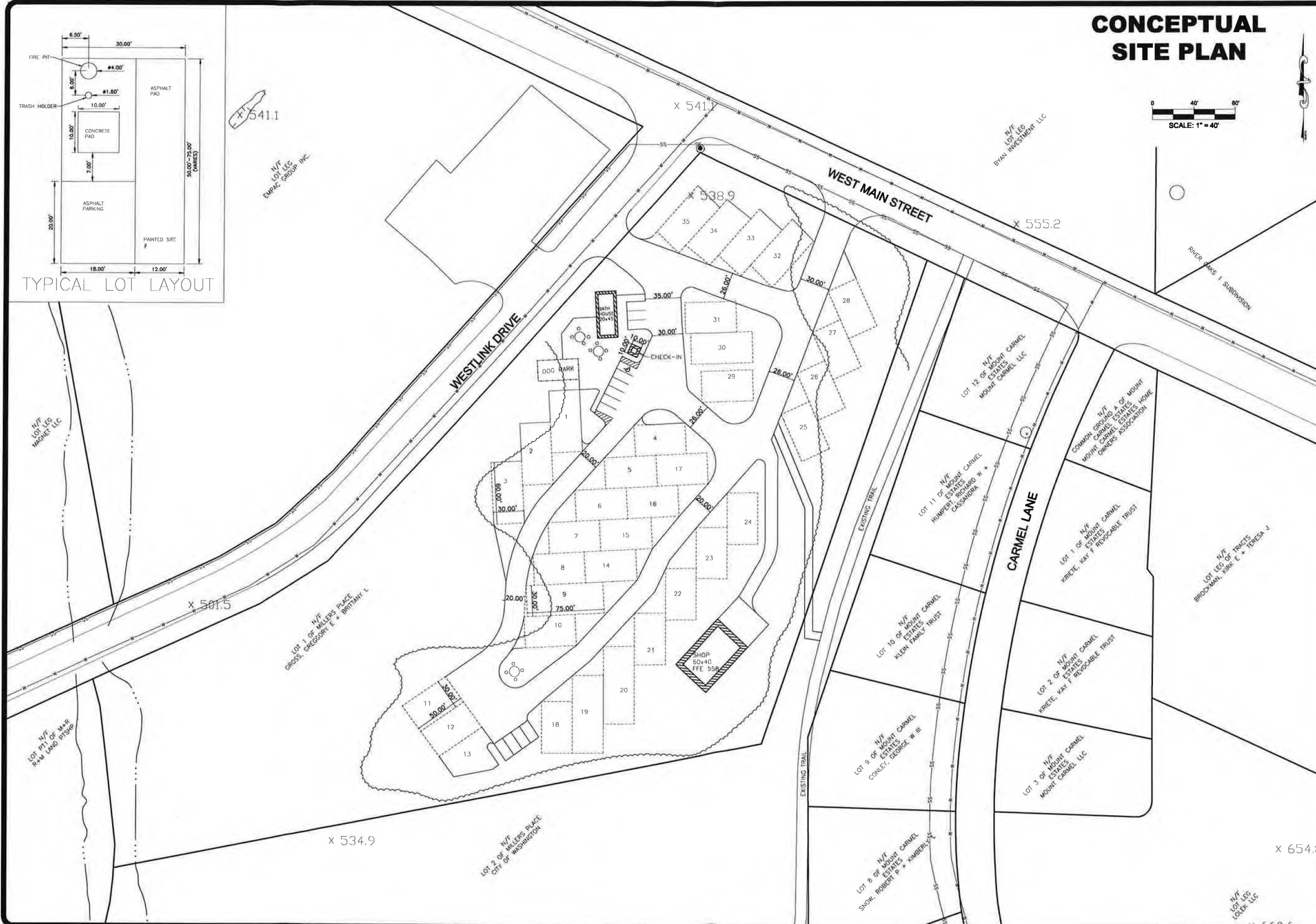
PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

Gregg & Brittany Gross
1399 West Main Street
Washington, Franklin County, Missouri

DRAWN	E.J.H., J.D.S.
CHECKED	R.G.R.
DATE	1/9/23
SCALE	1"=40'
JOB No.	7505
SHEET NAME	CONCEPTUAL SITE PLAN

CSP-1



TYPICAL LOT LAYOUT

CONCEPTUAL SITE PLAN



SCALE: 1" = 40'



TELEPHONE: (636) 239-4751

blairg.com



103 ELM STREET
WASHINGTON, MISSOURI 63090

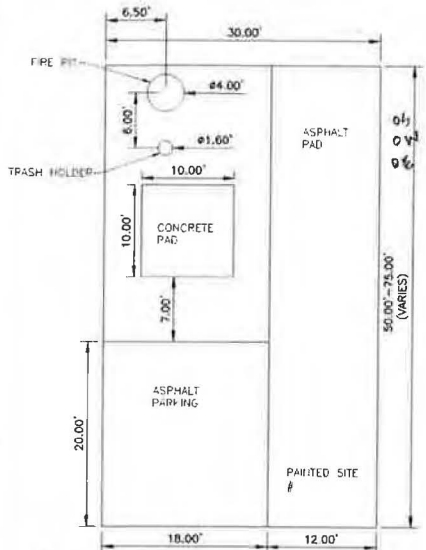
PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

Gregg & Brittany Gross
1399 West Main Street
Washington, Franklin County, Missouri

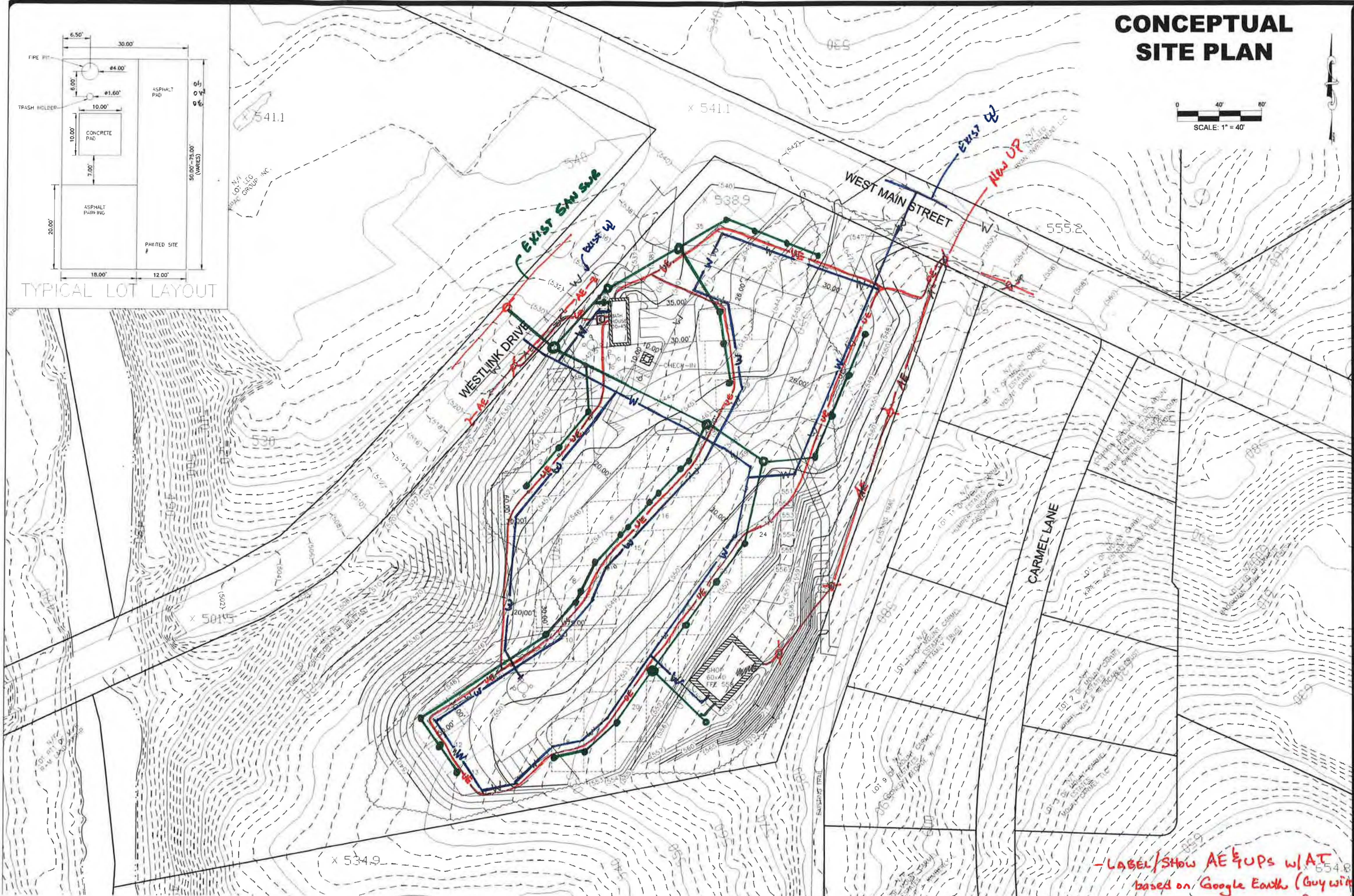
DRAWN	E.J.H., J.D.S.
CHECKED	R.G.R.
DATE	1/10/23
SCALE	1"=40'
JOB No.	7505
SHEET NAME	CONCEPTUAL SITE PLAN

CSP-1



TYPICAL LOT LAYOUT

CONCEPTUAL SITE PLAN



TELEPHONE (636) 239-4751



PRELIMINARY DRAWING

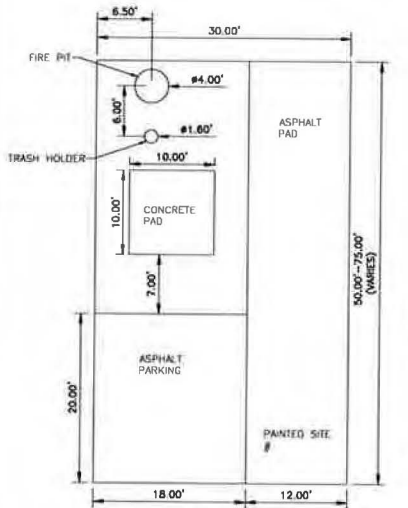
W/S/E
DRIVERS
SIDE

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

Gregg & Brittany Gross
1399 West Main Street
Washington, Franklin County, Missouri

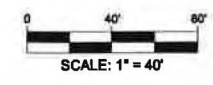
DRAWN E.J.H., J.D.S.
CHECKED R.G.R.
DATE 1/9/23
SCALE 1"=40'
JOB No. 7505
SHEET NAME CONCEPTUAL SITE

- LABEL/SHOW AE & UPS w/AT
based on Google Earth (Guy Wilms)



TYPICAL LOT LAYOUT

CONCEPTUAL SITE PLAN



blair.com
TELEPHONE: (636) 238-4751



103 ELM STREET
WASHINGTON, MISSOURI 63090

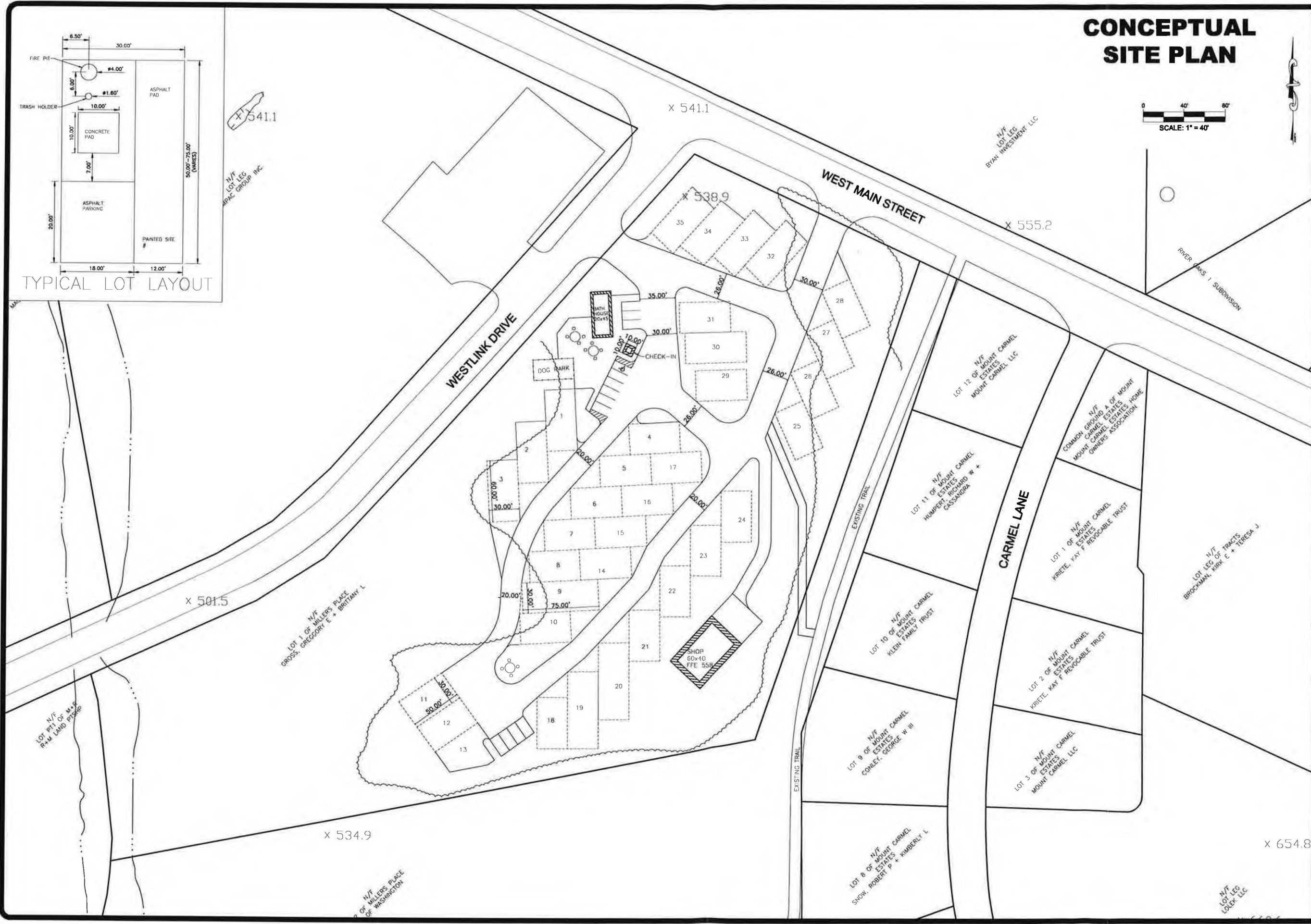
PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

Gregg & Brittany Gross
1399 West Main Street
Washington, Franklin County, Missouri

DRAWN	E.J.H., J.D.S.
CHECKED	R.G.R.
DATE	1/9/23
SCALE	1"=40'
JOB No.	7505
SHEET NAME	CONCEPTUAL SITE PLAN

CSP-1



CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services

405 Jefferson Street · Washington, MO 63090

636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Legal Description: Parcel: 10-5-160-0-020-068180

Please Print:

Street Address: Westlink Drive and West. Main St.

Lot: Subdivision: Miller's Place PID#

Applicant Name: Gregg and Brittany Gross Phone: 636-667-0441

Address of Applicant: 15 Lexington Ln. Washington, MO 63090

Owner: Gregg and Brittany Gross Phone: 314-226-5867

Owner's Address: 15 Lexington Ln. Washington, MO 63090

Current Zoning: Agricultural Proposed Zoning:

It is proposed that the property be put to the following use: RV Park

Lot Size: Frontage 6.41 Acres (Lot Size: 279,612 sq. Ft.) (feet) Depth (feet) Number of Stories N/A

Number of Units: 30-40 Spaces Number of Off-Street Parking Spaces: 13-14

Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

Signature of Applicant: Brittany Gross

Date: 1-23-23

Applicant Name Printed: Brittany Gross

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

This property does not touch any residential properties. It only touches the nature reserve.

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

This property has sufficient space and size for proposed business.

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

This property is by a nature reserve and the city park. It is also next to industrial.

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

This property is on Westlink Drive which leads to industrial businesses.

5. The added noise level created by activities associated with the proposed use.

Site is near industrial park, nature reserve open to the public and city park.

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

Proposed business should not require any excess in demands of police or fire protection, or any fire hazards.

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

Property has trees surrounding site. Only the corner tip is open. Property faces the industrial park.

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

Proposed business should not impact any adjacent properties with night lighting.

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

Property is currently an open field with surrounding trees.

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

This site can accommodate all needs for proposed business. Site is a gradually sloping site with water run-off to the creek. Noise level should not increase much due to being near industrial sites, nature reserve and city park.

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: February 13, 2023

Re: File # 23-0203

Synopsis: The applicant is requesting approval of a preliminary plat for Stone Crest Plat 18

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Commercial Property	C-2
South	Vacant Land / Single Family	R-3, R-2, R-1D
East	Single Family	R-1D
West	Vacant Land	R-3

Analysis:

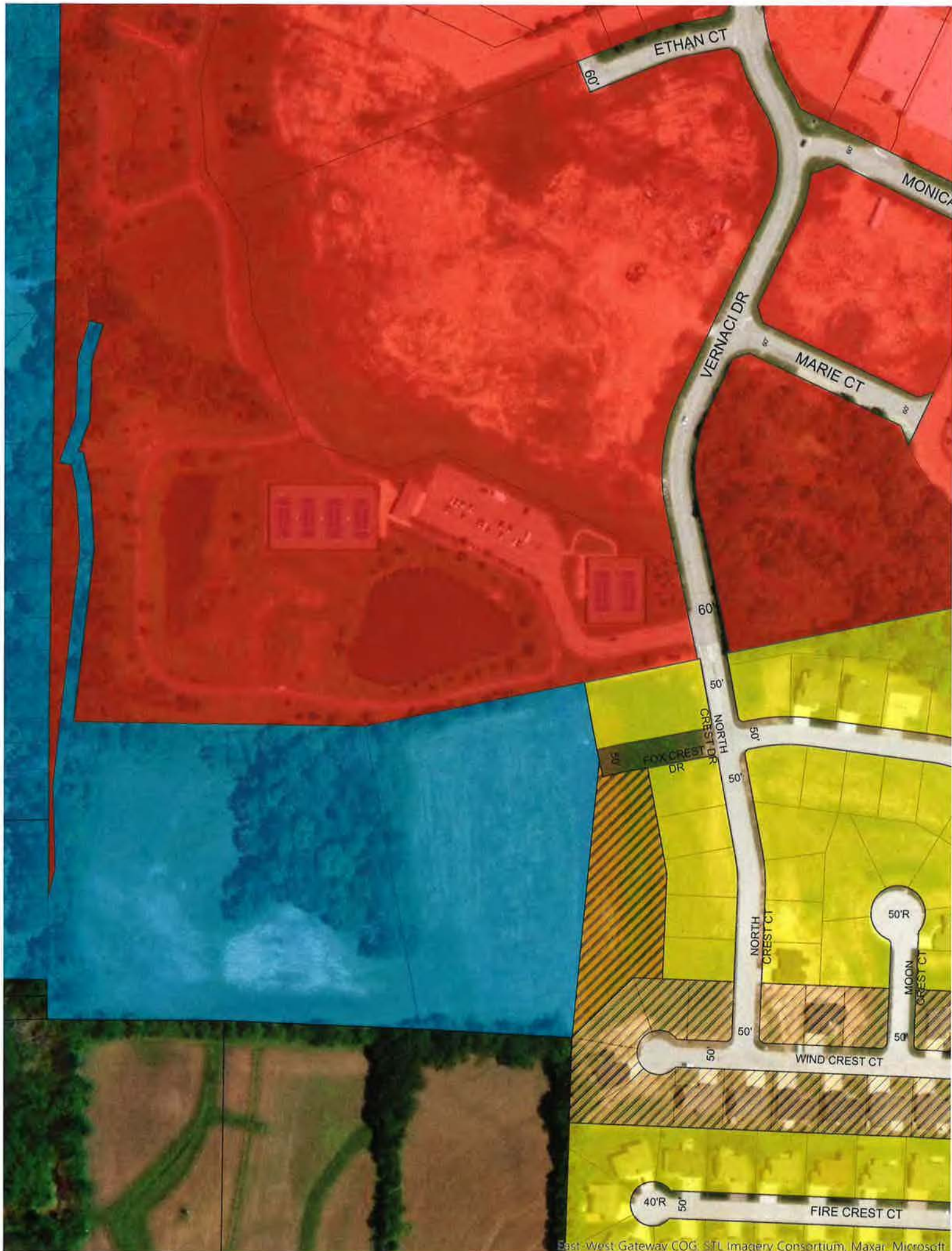
The applicant is requesting approval for a preliminary plat to create two additional lots for Stonecrest. Lots 237 and 238 are located on the north side of proposed Fox Crest Drive just west of Earth Crest Drive and the entrance to Phoenix Center. Public water and sewer exists on Earth Crest Drive. Road, Water, and Sewer will be extended to the end of lot 238 as part of this plat.

Both lots have adequate right-of-way frontage and appropriate utility easements meeting the minimum requirements of the City code.

City Code requires that street improvements are completed to the end of the property line. However, in this case, the City is already in a development agreement with the applicant to extend Fox Crest Drive to the West to Rabbit Trail, removing the requirement for a performance bond from the developer. In the past iteration of this plat, Staff made a recommendation that the street name were to remain Earth Crest Drive. After discussions with the applicant, we agreed that the name change to Fox Crest is acceptable under the condition that a 4-way stop be placed at Earth Crest, North Crest, and Fox Crest.

Recommendation:

Staff recommends approval of the Stonecrest Plat 18.





CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

221-0203

FINAL PLAT APPLICATION

Date: 1-17-23

Applicant Information:

Name NATHAN PARMENTIER Phone 636-239-2028

Address 4923 SOUTH POINT RD

Do you own the subject property? ☐ Yes ☒ No

If not, please provide ownership information here:

Name CLOVER VALLEY PROPERTIES Phone 636-239-2028

Address 4923 SOUTH POINT RD

Name of Subdivision _____

Date of Preliminary Plat Approval _____

Number of Lots to be Recorded 3 Zoning District(s) _____

Are the Improvements Complete? ☐ Yes ☐ No

If yes, improvements must be inspected and approved by City Staff prior to recording.

If no, a copy of the guarantee agreement must be attached

Two copies of the record plat must accompany this request

APPLICANT'S SIGNATURE:

Nathan Parmentier

APPLICANT/COMPANY NAME (Printed):

KJV

LANDOWNER SIGNATURE(s):

KJV

LANDOWNER NAME (Printed):

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 1-17-23

Applicant Information:

Name: NATHAN PARMENTIER Phone: 636-239-2028

Address: 4923 SOUTH POINT RD

Do you own the subject property? ☐ Yes ☒ No

If not, please provide ownership information here:

Name: CLOVER VALLEY PROPERTIES Phone: 636-239-2028

Address: 4923 SOUTH POINT RD

Name of Proposed Subdivision: _____

Number of Lots Proposed: 3 Zoning District(s): _____

Two copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:

Nathan Parmentier

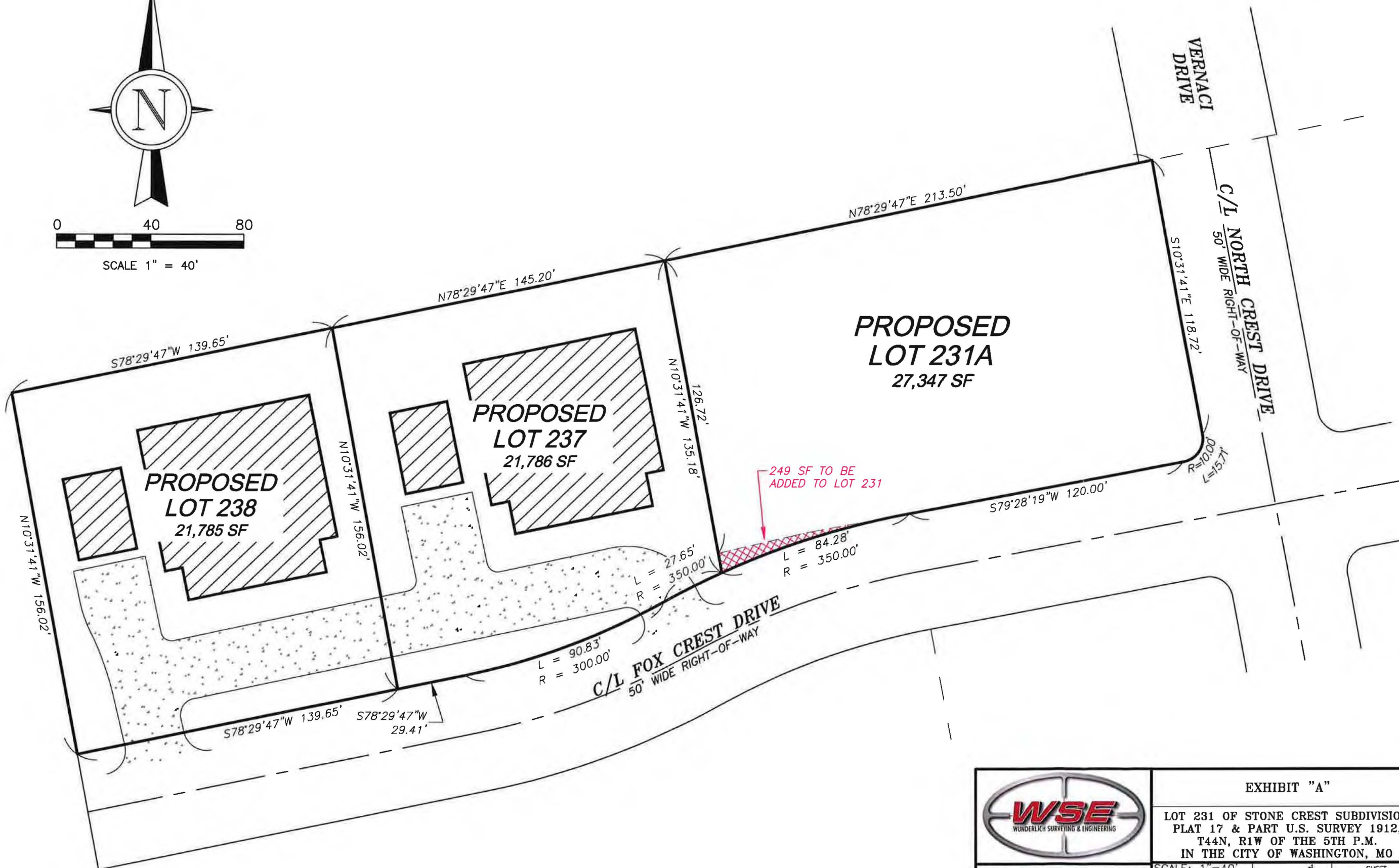
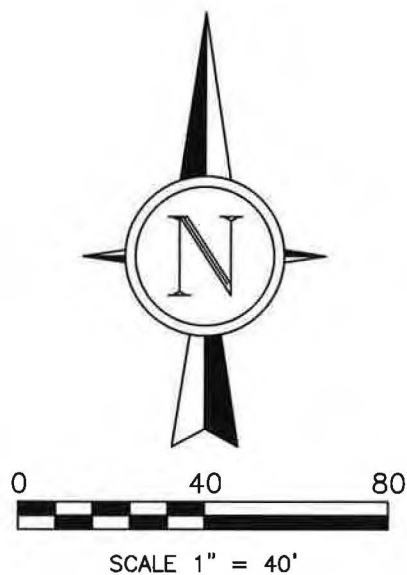
APPLICANT/COMPANY NAME (Printed):


Kalu

LANDOWNER SIGNATURE(s):

[Signature]

LANDOWNER NAME (Printed):



		EXHIBIT "A"	
		LOT 231 OF STONE CREST SUBDIVISION PLAT 17 & PART U.S. SURVEY 1912, T44N, R1W OF THE 5TH P.M. IN THE CITY OF WASHINGTON, MO	
WUNDERLICH SURVEYING & ENGINEERING INC. 512 EAST MAIN STREET UNION, MO 63084 (636) 583-8400	SCALE: 1"=40'	PRELIMINARY NOT FOR CONSTRUCTION	SHEET 1 OF 1
	JOB: 31616 DATE: 1-16-23 DWN: MR S: 31616/EXH		

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: February 13, 2023

Re: File # 23-0204

Synopsis: The applicant is requesting approval of a preliminary plat for Highland Meadows Plat 8

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Commercial Property	C-2
South	Vacant Land	C-2
East	Commercial Property	C-2
West	Vacant Land	R-3 and C-2

Analysis:

The applicant is requesting approval for a preliminary plat to create two additional lots at Highland Meadows. Lots 9 (1 acre) and 10 (.5acres) are located on the each side of Don Avenue just west of Casey's General Store and the existing gym. Public water and sewer exists on the south side of Don Avenue. All infrastructure, including Don Avenue, will be required to be extended to the western end Lot.

Both lots have adequate right-of-way frontage and appropriate utility easements meeting the minimum requirements of the City code.

City Code requires that street improvements are completed to the end of the property line. Staff is recommending that this plat dedicate right-of-way and a performance bond be submitted for the extension of Don Avenue further west to the edge of the development. The Comp Plan and the Washington Terrace Plat propose Don Avenue as a outer road to Highway 100 that connect to Pottery Road. This section here in the last piece that is not platted.

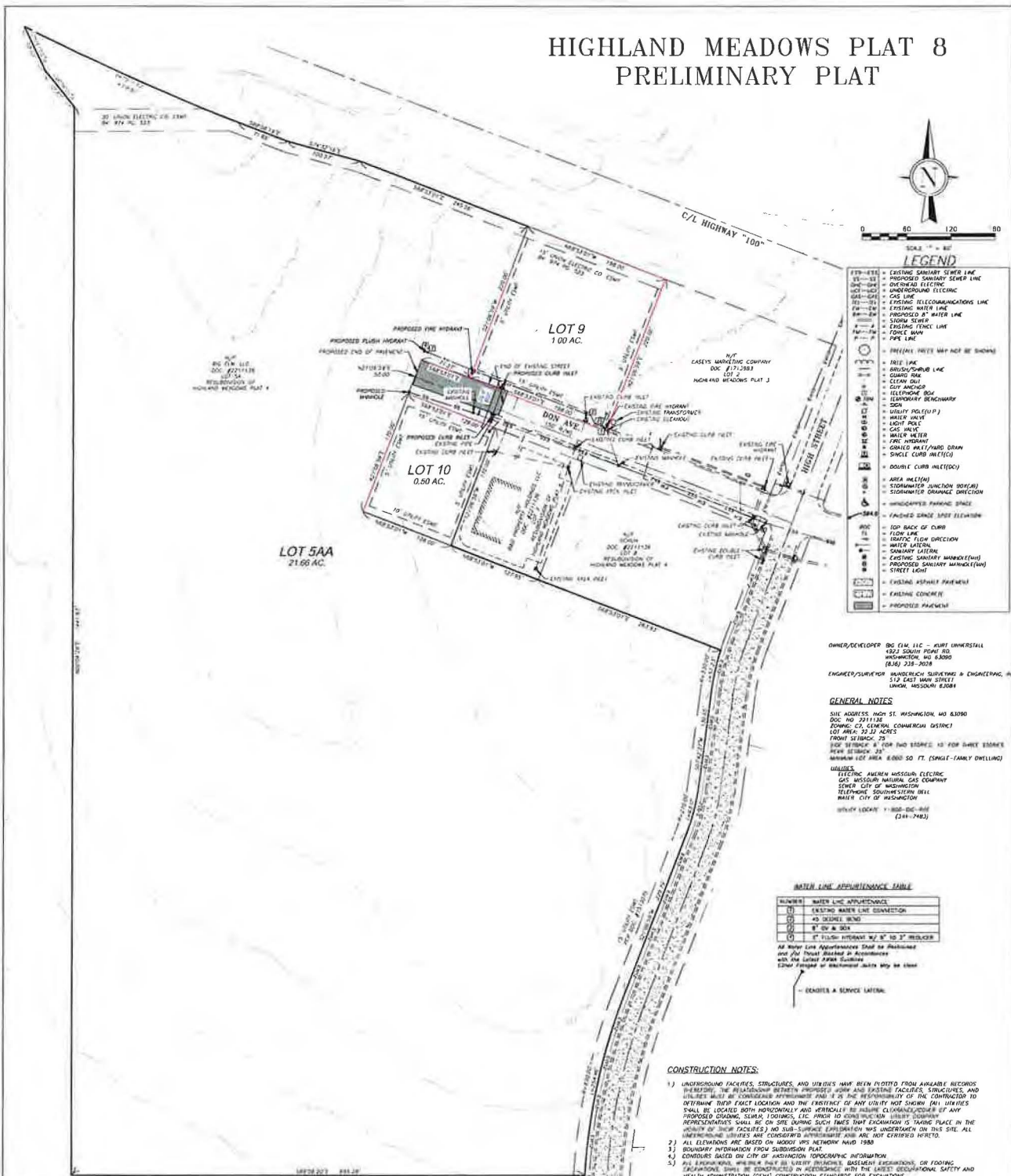
Recommendation:

Staff recommends approval of the plat amendment for Highland Meadows Plat 8 under the following condition:

1. Duncan Avenue will need to be platted and a performance bond be placed for the extension through lot 5AA to the western edge of the development.







NUMBER	WATER LINE APPURTENANCE
1	EXISTING WATER LINE CONNECTION
2	40 DEGREE BEND
3	8" 90° & 180°
4	2" FILLER TUBING W/ 8" TO 3" REDUCER

All Water Line Appurtenances Shall be Reinforced
 as per Detail Reinforced in Appurtenances
 with the Lowest Detail Qualities
 (200# Friedo or Reinforced Jacks may be used

[illegible]

23-0204

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 1-26-23

Applicant Information:

Name: NATHAN PARMENTIER Phone: 636-239-2028

Address: 4923 SOUTH POINT RD

Do you own the subject property? ☐ Yes ☒ No

If not, please provide ownership information here:

Name: TRK Elm LLC Phone: 636-239-2028

Address: 4923 SOUTH POINT RD

Name of Proposed Subdivision: HIGHLAND MEADOWS

Number of Lots Proposed: 2 Zoning District(s): C-2

Two copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:

Nathan Parmentier

APPLICANT/COMPANY NAME (Printed):

KSU

LANDOWNER SIGNATURE(s):

Kurt Unterstall

LANDOWNER NAME (Printed):

KURT UNTERSTALL

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

FINAL PLAT APPLICATION

Date: 1-26-23

Applicant Information:

Name NATHAN PARMENTIER Phone 636-239-2028

Address 4923 SOUTH POINT RD

Do you own the subject property? ☐ Yes ☒ No

If not, please provide ownership information here:

Name BIG ELM LLC Phone 636-239-2028

Address 4923 SOUTH POINT RD

Name of Subdivision HIGHLAND MEADOWS

Date of Preliminary Plat Approval _____

Number of Lots to be Recorded 2 Zoning District(s) C-2

Are the Improvements Complete? ☐ Yes ☒ No

If yes, improvements must be inspected and approved by City Staff prior to recording.

If no, a copy of the guarantee agreement must be attached

Two copies of the record plat must accompany this request

APPLICANT'S SIGNATURE:

Nathan Parmentier

APPLICANT/COMPANY NAME (Printed):

KJU

LANDOWNER SIGNATURE(s):

Kurt Unnerstall

LANDOWNER NAME (Printed):

KURT UNNERSTALL