

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, April 12, 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 Piontek, Tom Holdmeier, John Borgmann, Chuck Watson, Samantha C. Wacker, Carolyn Witt, Mike Wood, Jeff Patke, Sal Maniaci

Absent: Mark Hidritch, Mark Kluesner, Mayor Hagedorn

- 2) **Approval of the Minutes from the March 13, 2023 meeting-** Motion made by John Borgmann, seconded by Chuck Watson, passed without dissent.

- 3) **File No. 23-0401-1322 E. Fifth Street-Rezoning-**

Sal Maniaci-The applicant has requested to rezone a corner lot at the southwestern intersection of East Fifth Street and Penn Street from R-1B Single Family Residential to C-1 Light Commercial. The subject property is approximately 0.5 acres in size with 18,000 sq. ft and has access from 5th Street, Penn Street, and an existing alley to the rear. The property currently has a vacant home on it.

The 5th Street corridor is often mixed use; however, this portion is primarily residential. Directly across the street there is a grandfathered office building but even that is zoned R-1B Single Family Residential. In 2021, the property owner across the street at 5th and Penn requested to have their lot rezoned from R-3 Multi Family Residential to C-1 Light Commercial. At the time, Staff recommended denial of the rezoning, however it was approved by City Council.

Staff's recommendation remains that same that the existing zoning is more appropriate given the surrounding uses, however, it is worth noting that since the previous rezoning was granted across the street, this intersection could become commercial. Staff believes highest and best use would be for the property on the other side of the street to revert back to Multi-Family Residential and this property remain single family, with the acknowledgement that the existing and proposed zoning could potentially be properly developed to not detriment the surrounding properties.

Staff recommends denial of a request to rezone 1322 East 5th Street from R-1B Single Family Residential to C-1 Light Commercial.

After a short discussion motion made by Mike Wood to deny, seconded by Carolyn Witt. Second vote: Motion made Samantha C. Wacker, seconded by Chuck Watson, to approve and passed with a 5-2 vote in favor.

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- 4) **File No. 23-0402-309 Coulter Court-Rezoning** - The applicant is requesting to rezone 309 and 313 Coulter Court in the Meriwether Estates Subdivision from R-3 Multi-Family Residential to R-1C Single Family Attached.

Sal Maniaci-The applicant is wishing to rezone the subject property from R-3 Multi-Family Residential to R-1C Single Family attached. The neighborhood was constructed prior to the existence of the R-1C Single Family Attached zone district and the owners would like to rezone the properties in order to subdivide them for possible individual sale. The surrounding properties are all either single family or two family structures, and a number of duplexes in Meriwether Estates have already had R-1C rezoning approved. Granting the request would not detriment the surrounding properties and would place the properties in the correct district.

Staff recommends approval to rezone 309 and 312 Coulter Court from R-3 to R-1C Single Family Attached.

After a short discussion motion was made by John Borgmann and seconded by Chuck Watson, passed without dissent.

- 5) **File No. 23-0403-Annexation-Jasper Farm-**

Sal Maniaci-The applicant has submitted an application to annex 4.09 acres of the Jasper farm south of Highway 100 and east of High Street. An exhibit is attached demonstrating the area to be annexed. The applicant is requesting the property to come in as C-2 General Commercial, even though there is an existing farm and farmhouse on the property. The way the property sits in conjunction to the Highland Meadows commercial development, staff agrees that this property, in the long term is appropriate for commercial development. The existing uses of livestock and single family residential will be lawfully non-conforming (grandfathered in). This closes a “donut” in the City limits and cleans up the boundaries in this area. This makes it much easier for emergency services to access and creates a uniform city limit.

Staff recommends approval of the proposed annexation as well as the proposed zoning designation C-2 General Commercial.

After a short discussion a motion was made by Mike Wood and seconded by Carolyn Witt, passed without dissent.

- 6) **File No. 23-0404-Vacation request-Henry Street**-Proposed Vacation of Henry Street

Sal Maniaci-The City received a request to vacate Henry Street. Staff reviewed at site plan and had the following comments to send on to the Commission and City Council.

Planning and Zoning:

- Henry Street from the existing First Street ROW to the Union Pacific Property could be vacated. The topography in this area and its limitation from the railroad make it unlikely that a road would ever be built here, even if the block is redeveloped. Henry Street from First south to Third should remain as public ROW. It is not unreasonable that this area could be redeveloped and improvements on First and Henry could be built.
- Existing landlocked parcels should be consolidated with the Smith parcel to the west to come into conformance with City Code.

Engineering Department

- A public utility easement over the entire ROW shall be retained.

Water/Wastewater

- There is a private sanitary lateral that traverses the ROW to the Hummingbird Club. An easement must be shown for it.

The property owner must also have a survey drawn up demonstrating the above and calling out what to be vacated.

Motion made by Samantha C. Wacker, seconded by Chuck Watson, approved without dissent.

7) Other Business-Public Discussion-Short Term Rentals-Due to the malfunction of the microphones the meeting was not recorded. The summary of short term rentals is below:

Commission members discussed the need for additional data. John Borgmann requested City Staff to collect additional data pertaining to vacancy rates and existing tax amounts. They also requested that the submitted map be split into two separate maps, one of which for the 150 ft. buffer, the other for a 300 ft buffer. They also requested that the C-3 zoning be removed from the buffer area on the maps and that a maximum amount of future units be demonstrated based on each buffer area.

8) Motion to adjourn the meeting at 9:30 p.m., first and second, passed without dissent.



Thomas R. Holdmeier
Chairperson
Planning & Zoning Commission