

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, June 12th, 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: Rocco Gonzalez, Mark Piontek, Tom Holdmeier, John Borgmann, Mayor Hagedorn, Chuck Watson, Chad Briggs, Carolyn Witt, Mike Wood, Sal Maniaci

Absent: Mark Kluesner

- 2) **Approval of the Minutes from the May 8th, 2023 meeting-** Motion made by John Borgmann, seconded by Chuck Watson, passed without dissent.
- 3) **File No. 23-0601-Preliminary Plat-Highland Meadows Plat 7**

Sal Maniaci-Yes. And I, as I stated in my staff report, we will have a correction on the final plat just that the numbering is off. There's actually already been a seven and an eight north of here. So, we will make sure that they're aware of that before that gets recorded. But as it gets started, you can see here, this is the next proposed phase of Riverbend Estates on the High Street extension on the southern portion of High Street. That obviously is an old aerial. High Street is now built all the way down to Sofia. If you haven't been down there, that is connected to Autumn Leaf. But you can see here is the existing parcel and the zoning it, it's actually still in what we call Senior Community District. This SCD, this is actually a district we no longer have in our code. But anything that was there previously is now grandfathered, it was basically a Planned District prior to 2017 2018 when we did our code of amendment for Planned Senior Housing now, which would just fall under PDR. But obviously they can still utilize it as it was previously. And what they're proposing to do is to separate the lot into two lots here, one for phase three and one for phase four. As you can see, so per the code, you have to have a right of way frontage. So that's why you can see they have this up here. This is actually along the creek embankment. But it does meet code by allowing that right of way frontage. But what they're actually utilizing here is a cross access easement to the north to give them access to the back lot for future development. And you can actually see here the fire lane for phase three crosses both, but that's why they have it in a cross access easement. And in the future, it can be utilized by both developments. There's no minimum lot size in this Senior Community District, it just has the right of way requirement as well as the easements and everything that are needed to be shown on there. And then this was not in your packet, but I just wanted to show you what they had sent to us. You can kind of see how it fits into there with one main access or I'm sorry, two access points off of High Street here and

then the access to the back you can see for the 8.24 acres for the lot that they're creating. So we recommend approval and we'd be happy to answer any questions.

Tom Holdmeier-Any questions or comments by board?

John Borgmann-So these the back lot will that have two access points to that to both drives?

Sal Maniaci-That may be a question for the applicant. They have the easement shown on this north side here. But actually they may have, it looks like, right here as well.

John Borgmann-That's why I was asking.

Sal Maniaci-Yes, so the easement does wrap around here. So, yes, they'll have the ability for two.

Chuck Watson-You're actually saying north, which, what you're looking at is actually the west. Look at the arrow on your plan.

Sal Maniaci-It's north. this is turned sideways. So the north is over here. So this is the north side of the lot.

Tom Holdmeier-Questions or comments? Anyone audience that would like to speak on this? If there's no further discussion on entertain a motion

Chuck Watson-Motion to approve.

Rocco Gonzalez-Second.

Tom Holdmeier-All those in favor?

All-Aye

Tom Holdmeier-Any against? So moved.

- 4) **File No. 23-0602**-Special Use Permit-Mercy Hospital-Temporary Parking Lot So, actually Darren and I had had some meetings with hospital administration. I guess even as far back as a year ago and then they came forward a couple of weeks ago saying that they were ready to move forward with some temporary parking here. I'm sure as most of you are aware, our code does not actually have anything to define temporary uses. It has to be built to spec or get a variance if it doesn't. But in this case, what Mercy is calling it temporary for themselves, it does meet our code. So for the sake of the application, this is just a regular parking lot. And as you can see here, this is on the block that they own the entire block here. Again, and we need to figure out a way to get the updated aerials, but this has now been cleared. But they obviously own from First all the way to Third and Hancock to 47. This lot actually has two zonings at one point before Mercy owned it the previous owner was going to put some duplexes in this location and that never came to fruition, but that's why you see the two different zonings here. And it actually happened to be it fit the area that they're going to be utilizing for their parking lot. And so in our code, we kind of had two options, they could have gone to C-2 Light Commercial, which is what the rest of the campus is zoned. But until they have a kind of a final plan since in their mind, this was temporary we went through some definitions and hospital services is considered a special use in all the residential districts. So, we thought since this was going to be what and they're defining temporary that they may change, it would be better to do a Special Use Permit for now. And then in the future, if they come in with a full plan of redevelopment, they can either submit a new Special Use Permit for the whole block or just rezone the block to match. And so as you can see here, here's the proposed site plan that they submitted 52 spaces. It does have a singular access point off Hancock which does connect or line up with the alley across the street. So it has good site distance there. It doesn't have offset. There is no alley that this was previously vacated at one point that went across there. So, there's no current alley that they have to get vacated. But as you can see here, they have that singular access, 52 spaces and then these dotted areas are what they have for their storm water retention with some amended soils. So, the only thing is that there's no, if you notice there's no handicap parking on this, obviously, this will not be the closest parking for

their customers or their patients or their staff. So, we obviously had no issue with that. And then you can see there's also a crosswalk proposed that our traffic committee is working with them on. And actually is good timing because we are in the process of, I think we went to bid pretty soon on Third Street Overlay. And so we can work that into our plans for the Third street Overlay that's happening this year. Anyway, so staff recommends approval of the Special Use Permit. And again, once they decide to expand in the future, they'd have to either come in with a new plan or get it rezoned at that point. So we think this is, we know there's parking issues out there. I think it's worse on the east side of 47 but it definitely happens on the west side of 47 as well. So this just provides the neighborhood more off street parking that you'll see on Third and Hancock often times.

Tom Holdmeier-So questions, comments by board?

Rocco Gonzalez-I can just attest as a mercy coworker that parking is much needed, especially on that side, there's a lot of ambulatory outpatient services. And at this point, like Sal said, there's really nothing that's there. So I mean, it's not really being useful at all. So it makes a lot of sense in my opinion, just for at the healthcare resource that we have, it makes sense to leverage it.

John Borgmann-What is the definition of amended soils?

Sal Maniaci-I actually don't know. I just know that our in our code it allowed it. Andrea Lueken, our Assistant City Engineer, looked at that and it is, I guess more permeable soil for storm water detention.

Dennis Pruitt-Heidemann and Associates, the Civil Engineer on the project. So amended soils it's, they mix in compost with the native soil. Eight to twelve inches deep. And like you said, it increases the percolation of the water into the soil.

John Borgmann-So then do you sow grass over the top of it or is it mulch based?

Dennis Pruitt-Yes, you really won't be able to tell the difference. It can be mowed just like regular grass.

Sal Maniaci-Actually Charles, our Interim City Engineer and Andrea were in the meeting when we met with them and mentioned that is a possibility in our code that we allow.

Tom Holdmeier-So any other questions, comments?

Carolyn Witt-I know there are a few trees left. I hope you'll be able to keep them.

Dennis Pruitt-We are working around all of them but one at the entrance to where the alley used to be and that's where our new entrance is going to be. The tree doesn't look very good right now.

Carolyn Witt-That you're making an effort I appreciate.

Dennis Pruitt-Oh, definitely, definitely. Yes, the hospital wants to keep as many of the mature trees that are left after not a lot left.

Carolyn Witt-It's been a really pretty park and you've maintained it very well.

Dennis Pruitt-I think the parking lot is wanted.

Carolyn Witt-I don't think you'll have any argument from anybody that parking is definitely, it's, I feel, I always feel so bad for staff because I'm sure they're the ones that are on the street so that those of us who limp are a little closer to the building.

Dennis Pruitt-When I was surveying out there, I was getting a lot of questions. Is this for the new parking lot?

Tom Holdmeier-Any other questions or comments?

Chad Briggs-How many cars can fit put from the outlet of the parking lot to the stop sign? Do you know it just looks kind of tight if you pull out of the parking lot and want to go left or right on Hancock. I'm just curious if that would be, do you think that would be a problem getting out of there?

Dennis Pruitt-Do you have a requirement for on street parking within a certain distance of an entrance?

Sal Maniaci-I think it'll be striped so many feet off of there or yellow painted. So that'll be a question for our streets department.

Dennis Pruitt-I mean, there was an alley entrance there prior the apron is still existing there.

Sal Maniaci-If it's not put in, it becomes an issue, then our Traffic Committee can go out there. I mean, that's in our right of way. So we would have the ability to go.

Chuck Watson-It wouldn't be that long of an area though. Really. If you look at other ones where you have visual that you have sight line is what it's usually. So you're not going to have much of a problem with the thing.

Dennis Pruitt-I wouldn't think so. I mean, if just a few cars on each side of the entrance, I think that'd be sufficient. The speed on Hancock is what at the most? 25, 30.

Tom Holdmeier-Any other questions or comments?

John Borgmann-What's the street width on Hancock? Do you remember?

Sal Maniaci-I couldn't tell you.

John Borgmann-I know the street is a collector street, but I don't think Hancock is the same.

Sal Maniaci-I don't know if it's quite 35 ft, but I would say between 30-35.

John Borgmann-Is there a curb and gutter everywhere on Hancock?

Chuck Watson-I just drove past it. There's a gutter on down, I mean, on First Street there's even a short section of sidewalk still there.

John Borgmann-I was just curious.

Tom Holdmeier-Any other questions or comments?

Rocco Gonzalez- I guess Sal, so if they wanted to make it permanent? Is there like a pro or a con to doing this another Special Use Permit or just doing the rezoning?

Sal Maniaci-There's not, I mean, because we don't identify it, temporary or permanent to us, it's permanent. A Special Use Permit stays with it. And so when they want to expand it, they would just come back with either another Special Use Permit or rezoning.

Tom Holdmeier-All right. Thank you. Is there anyone else in the audience that would like to speak on this?

Sal Maniaci-You can see all the cars parked there and curb and gutter.

Tom Holdmeier-Any further discussion by Board, if not I'll entertain a motion.

Rocco Gonzalez-So moved.

Chuck Watson-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved. Thanks.

Sal Maniaci-And I forgot to mention this and the preliminary plat will both be going to council on Monday. The preliminary plat will have a final because there's no public permits required so it can move right along and the Special Use Permit can be voted on that night as well. I'm sorry, Tuesday, Monday is a holiday. Thank you.

5) **File No. 23-0603**-Rezoning 1780 High Street from R-2 to PDR

Sal Maniaci-And so this is the first step of this rezoning. This because it is a PDR which is a Planned Residential request. And I'm sure we we've gone through this enough times now, but I put my staff forward, it requires kind of that five step process. The first is that sketch plan review

by P&Z and allows the public and commission and staff to comment on the plan for it to be brought back as a Preliminary Development Plan to P&Z again the following month. So, this again is the first step. There's not necessarily any action needed tonight, other than to accept it into your minutes, make comments on any changes that you would like to see or if you think it doesn't meet the checklist. We did sit down with them. I think they have everything that is needed on our code in the checklist. And then we can put it back on the agenda for next month. The subject property here and you have to excuse my map making, our maps have not been updated in this area because a final plat has not been submitted for the west side of High Street. The developer opted to put the improvements in first and final plat second, which is perfectly fine. It just when that happens, that means our maps aren't updated until the improvements are done and that's what's under construction now. But this area I've highlighted, we actually rezoned last year to R-1C, Single Family Attached which allows for the more traditional duplexes. And then on the other side of the creek is where the R-ID, Single Family Residential for the street and the cul-de-sac coming off of Sofia, you can see this is just across street from the preliminary plat that we approved. And so previously, this was for traditional duplexes. Bridgewater Communities has come up with an application for this Planned Residential. And you can see here with the zoning, you have that senior community district, which if that were to come in today would have to come into the PDR, which is what they're asking. So, it is as close as you can get to what they're requesting over here. It's just our code changed in between. And then just so everyone's aware this doughnut is also going to cancel for annexation on Tuesday as well. We had to approve that at your last meeting. But there was some conversations about the sewer connection that we put that off at Council. So it'll be finalized next week. So this will all be in the city limits and this is commercial as well that when it comes in. And so here you can see the R-ID and again, this strip onto the south has been rezoned a match, but again, our matches don't reflect that until the final plat gets recorded, which hopefully will be in the next few months now that most of those improvements are done. So here is the sketch plan that was submitted. You can see there's six buildings here. And as I described in my staff report, they are single story, still single family attached style buildings. The only difference is from R-1C to PDR is that they're going to have multiple shared walls. So, in R-1C, you can only have a shared wall on one side down the middle and then you can actually have your property line down the middle. They would have been able to go to just R-3 or multifamily and allow for this density and this style development it would have fit on the acreage. But the issue being they, with their request being fee simple, meaning they would actually sell these individually. You need the property line down the middle and that changes it to a Planned Residential where we allow the property lines down the middle that does not change necessarily the fire code for that in the building code, they still have to have the fire ratings in between. We did discuss with them that it will have to be rated through the attic all the way to the roof line. So, it's separated. But you can see here it starts with a four unit and there's two six unit buildings, there's two unit, more traditional duplexes, another four and then three total into 25 units, all of them access Walter Way, with actually a shared driveway. So, you'll see in the last slide here and it was in your packet as well. There's a two car garage that splits it. So, there's a shared driveway. So, you have a parking stall in your garage and then a parking stall obviously in the driveway. So, each unit will have two spaces as you can see here. And then actually, this was designed around the existing utilities. So one thing in our sketch plan requirements is to call out all proposed in existing and proposed utilities you can see here, the sanitary sewer has that existing on there. That is a new line that has been put in. It kind of wraps around here and it serves the back. This is the R1-D that has yet to be final platted and then there's

this creek buffer around here. You can kind of see it wraps all around. So, they have designed this to stay out of that easement. Particularly you can see actually this how this patio here is cut off in diagonal and this one's on the side that is to stay out of those easements for that, it's not, I don't believe it's actually a deck, it's just a patio, but we don't allow building permits on top of easements because if we have to dig that up, we would obviously have to, we'd have to dig up their patio. And so I think I also mentioned in the staff report that the density actually is met. So, they have the, the average density when you divide out the acreage and the number of units, it is about 6,000 square feet per unit, which is our minimum in R-1C. So, they would have had to do 6,000 per unit anyway, on the square footage of the land. But again, it's because they have the shared walls that's triggering the PDR need. So, I know a lot of the times that PDR it's because of density and setbacks and a couple of things that are unique, but in this case, it really is just the shared walls is what the uniqueness to this that required the PDR. And then on the sketch plan, we require some type of proposed landscaping if needed. In this case, they're proposing to utilize existing buffers. I know some of this is not on their property, but they still showed it around to the area to the east here. This is the common ground actually for Autumn Leaf. But I think it's very safe to say utilizing that as an existing buffer because you can see the topo, this is the existing creek line that runs through here that obviously will, is not buildable area. So, it's safe to say that it's a pretty permanent buffer to the north you have the stormwater detention for all of Highland Meadows. So, you actually have the buffer even though it's commercial, you still have that area that's in a detention basin easement. And then to the south, you actually have this creek buffer as well. Where we put the new, this is a new culvert where High Street crosses. So, it's pretty well buffered between the single family. We're kind of, we always kind of preach that transitional zoning since this is slightly higher density than traditional single family, still single family attached, but obviously it gets up to sixplexes. We feel this is a good transition between single family and then given. it is not directly anywhere in there said it is senior housing required, but I think it's pretty clear that it's senior housing marketed and that fits well into the surrounding uses. We actually kind of joked that High Street extensions becoming the boca raton of Washington as you could out there. It's pretty much all retirement as you get down south. So, it fits in well on High Street there. So, we really don't have any comments or concerns with the sketch plan. We don't think at this time there's any need for additional landscaping. We have reviewed this with our planning committee and our fire department representatives in there. And their main comments said would come during the building code review but other than that, it has all the access points. So, we do recommend approval to let them go forward with preliminary development plan next month.

Tom Holdmeier-Questions, comments by Board?

John Borgmann-The 30 ft street width is that going to allow parking on both sides?

Sal Maniaci-No, one side only.

Tom Holdmeier-Any other questions comments?

Rocco Gonzalez-So the reason why they didn't have anything really on the south side of it is just because of the easement or the creek, right?

Sal Maniaci-Yes.

Tom Holdmeier-Any other questions, comments by Board? Is there anyone in the audience that would like to speak on this? Please introduce yourself.

Tim Miller-I'm the owner of Bridgewater Communities. Bridgewater Communities is a home building company, but we specialize in villas. If you're not familiar with this, we've been in the Washington area since 2003. We did Villas at River Crossing which is actually just a half mile

north of this location. And we're in Villas at Weber Farms right now at the end of Rabbit Trail, we're doing villas at Franklin County down off Highway A in Krakow. That all those communities are traditional product which is 1,600 square foot with full basements. These over the years, we've come to realize that there's another market out there. So, these are age targeted, these are not age restricted, but there's a market segment of couples and or single men or women that are divorced or widowed that have been living, raised their kids on large acreage lots, ranch, two stories, laundry in the basement sometimes. And the properties are just too big to manage and take too much time. They want something smaller but they want nice and security and convenience. They don't want to have to move to an apartment and they're too vital to move into an assisted living facility. So, this is our answer for that. So these are 1,056 square feet. They're one car garage, two bedroom, two bathroom, 9 ft. flat ceilings. Very nice features. Very few amenities that you need to add to it. Luxury vinyl plank flooring, granite countertops come with it. There's no steps to get into the house on the from the garage or from the front door. Master bathroom has a low step in shower, hall bathroom has a tub shower, lots of storage, walk in pantry, walk in closets. So, and these are fee simple and that's why we did the different zoning. So, these are for sale and you own the property and the homes and the entire home site on these when you buy the title. And then the Homeowners Association has an easement to come onto the property that maintains lawn care, landscaping, snow removal after two inches of snow and a few maintenance items on the house. Sal I heard mentioned too that the City was possibly in the new Comprehensive Plan talking about more senior housing. More the population.

Sal Maniaci-That's one thing I did not mention that even our existing Comprehensive Plan, but it's going to wrap into our new one is that life cycle housing to have diverse options from young professionals, all the up to senior housing. And obviously that this one opens up additional options for senior housing in the area. But the goal being that it being unrestricted that, you know, there's no minimum income or anything that's tied to it that hopefully it, you know, it can open up a lot of the existing housing market that we have here that may be able, they're holding on to their homes, have the opportunity to do that. And then that allows those existing homes to get into as possibly first time home buyers. So that life cycle kind of what we talk about.

Tim Miller-So, keeps these buyers out of apartments that have to park on surface parking and take the groceries upstairs. The garage doors are opener standard. So, safety, security and value is what our customers are looking for in these questions.

Tom Holdmeier-Any questions or comments by board?

Chuck Watson-No, comment about but is there basements in these or no?

Tim Miller-These are slab on grade because these buyers don't want basements and the stairs take up extra room, they want everything on one floor. So, and there's just patios on the back which you talked about around the sanitary has been in the back. We built these successfully up in Saint Peter's, Missouri and, and sold them out very quickly. There's quite a bit of demand for this product and nobody's actually building it. And quite frankly, a lot of zoning isn't up to speed on this yet. So, we can't necessarily build it.

Chuck Watson-And we had something similar years ago, but those on Bieker Road aren't those about the same?

Sal Maniaci-Those are all duplex. Those are all single shared wall though.

Chuck Watson-But still, it's like that type of thing in the past. And so it's like nobody's built anything like that for quite a while, first place, a smaller for single or whoever.

Tom Holdmeier-Any other questions or comments? Alright. Thank you. Is there anyone else that would like to speak on this?

Sal Maniaci-The only thing I did mention, I know their engineer, what mentioned as well, they're going to review because of the fire rating that, you know, it doesn't need 360 access. But I did talk to them today. There may be the need for an additional hydrant in the rear somewhere around here where that is needed. We'll have that by the preliminary plan and shown on an easement because it's that way that we weren't sure about that 150 ft. They were going to confirm that on each side. But I talked to Wunderlich Engineering and they thought they were able to show that on the preliminary plan. So, at site plan with the fire rating that didn't come up as much.

John Borgmann-It's just kind of interesting to me that the sites already developed and streets in and everything is set and here we are.

Sal Maniaci-Well, it's because it was developed for the R-1C. That Walter Way was approved to go in. We got development plans for it for the R-1C and they were actually everything but the sewer laterals because you have to have individual laterals. They could have gone forward without any zoning approval with traditional duplexes. And then when Bridgewater came in, we just said you need to rezone it.

Tom Holdmeier-Any other questions, comments by board? I'll entertain a motion.

John Borgmann-Motion to approve.

Rocco Gonzalez-Second.

Tom Holdmeier-1st and 2nd. All those in favor.?

All-Aye.

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

Sal Maniaci- And then just so we know this will not go to Council Tuesday. This will go come back before you all one more time. But for the preliminary development plan which will then get sent on to council both a Resolution and ordinance.

6) Voting on Chairperson & Co-Chairperson:

Tom Holdmeier-Moving on voting on chairperson and co chairperson. I'll entertain nominations.

John Borgmann-I nominate Tom Holdmeier.

Carolyn Witt- I'll second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

Moving on to the Co-Chairperson. Is there a nomination?

Mike Wood- I'll nominate John Borgmann.

Carolyn Witt-I'll second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

Other Business:

Sal Maniaci-I sent out an email about a discussion about parking minimums. And again, there's nothing official on the agenda tonight. I just wanted to have it start as a discussion and have it on everyone's radar. What we plan to do is the official public hearing in July. But I did send some parking standards for the American Planning Association. They give as you, if you took a look through there, it's a really long document but instead of really giving

recommendations exactly what to do, they give you a lot of examples of what other communities do. And this is not the first time we've done this over the years as we have started to kind of follow the national trend of lowering our parking minimums, I think for a long time. We, along with most cities, required parking for a kind of worst-case scenario. And then it, a lot of it sits vacant most of the time. Obviously, it is a hindrance for our developers because it's more work, they have to put into it, but more importantly, what's coming up as I'm sure you've read over the past few months. We failed our Stormwater MS4 Audit. And there are different things that they like us to take into consideration about decreasing runoff throughout the community. And one of them is one of the biggest things that it happens to is the runoff in parking lots and all the affluent that come along with that. And then as I put in my email, this is as full disclosure, we started having a conversation with the new developers, the new owners of the Washington Terrace development. They showed us their standard site plans that they did in Saint Peter's and O'Fallon and showed what their parking ratios were and that they have reason to believe they never have issues with not having enough parking, given their number of one bedroom versus two and three. And so they asked about the variance process. We went through that. We started talking internally that we try to avoid sending people to a variance if there is actual reasoning to change the code. And a good example of this is the Shoe Factory. Now, as I put my email, things in walkable areas, they can be different case by case, but we did lower that down to 1.7 parking spaces per unit instead of two. And that was based on the number of one bedroom studios that he had in there. And actually, if you go by there, it's, it seems like I, I haven't heard issues from the neighbors necessarily, no one's called or complaint. But, I did and I actually reached out to Els, who's done most of our apartment developing recently and, and just want to get their opinion. We've been playing phone tag, but obviously I'll let them know at the official public hearing if they want to talk about their experience specifically at 100 West. It's hard to see when you drive by. It's not full, but that doesn't mean I'm there at the appropriate times when I see that, they have one, two and three bedrooms there as well. So, I was curious to his opinion now that it's full if he felt it was over parked. So, we did also pull up the standards at, O'Fallon and Saint Peter's, where ZM, the new owner has been doing a lot of development and they both have 1.5 parking spaces for each one bedroom unit and two spaces per unit for two bedrooms and above right now, we are just two across the board. And so I thought it was reasonable to maybe look at lowering that to match what Saint Peters and O'Fallon does for that 1.5 for one and two, that's what I have underlined here. I also, not that we need to scroll through this, but I sent this link out, that has the parking standards and there were a couple of options. I mean, you could get much more complex with it based on square footage. I did send that to Mark and Darren and some people and staff and we internally decided this would probably be the, the easiest way to start right now. And if you know, if you decide to get a little more complex, we could, but, we just didn't build large apartment complexes for a long time and now that it's happening, I think it makes sense to catch up our code. So, that would be, if I can get it to show up.

John Borgmann-So, do you know what Chesterfield is?

Sal Maniaci-I did not look up theirs, but I could.

John Borgmann-Because I know there's a lot of three story, two story apartment buildings complexes down there. That have been there for 15, 20 years and maybe would be another good judge.

Sal Maniaci- I'll look it up and actually, I'll look up Saint Charles as well because they've changed their commercial to allow that mixed use too as well. What we talked about in the Comp Plan. So, I'll be curious to see how they mix their retail and apartments into the parking.

John Borgmann-Just to get another regional view at it. Something that's been, been there a little bit longer.

Sal Maniaci-And I'm trying to pull this parking standard up. But if you guys have time to look at the, there it is. What I like about these manuals from APA is the examples it gives you, they tell you the size population of the town that they're looking at. This document itself is actually kind of old. I think this is the exact same one we used in college over 10 years ago. I think we had these examples for 1.5 and for one and two for two.

Chuck Watson-So, with a lot more of the online shopping and stuff like that. I mean.

Sal Maniaci-We lowered our retail by 20% a couple of years ago because it was, , we were over parked and even if you look that's how JC Penney's and when they started selling off the out lots, it's because we changed our zoning code that they didn't need all that parking anymore. Right. So, again, we'll do an official public hearing in July. I just wanted to get out in front of it. Again, I didn't feel like we needed to not that these are flowing in. I'm curious what it's going to do to our market when ZM has 310, 320 units, come on board. We may not see another big complex come for a while, you know, which is fine. If our market right now we are, there's a waitlist everywhere. I think we're still, we're less than 1% vacancy rate right now, which basically means when an apartment comes online, someone has to snag it right away.

Tom Holdmeier- That's just rentals.

Sal Maniaci-Yes, just rentals. And I have heard of people try getting jobs here trying to live here and they are like, hey, I'm in Union for this month to month until something opens up.

Rocco Gonzalez-I feel like it makes sense. I mean, just being professional, I like it. But also if you think of, I mean, they might have a car but a lot of people aren't even buying cars at this point. They just have bikes especially, I feel like with our new comp plan, I feel like it makes it a lot more walkable and like the downtown, the residential area.

Sal Maniaci-And that's where it mentions in here that a lot of cities will change that code based on how walkable the area is. So, it can be case by case, I think for right now if we could kind of keep it that standard 1.5 for 1, 2 for anything above and then if anything is kind of like the Shoe Factory where they're going to need a PDR anyway, for the density, then then parking can, we can take, walkability into account at that point. Right.

Mark Piontek-John, Chesterfield is 1.75 spaces for every living unit.

Sal Maniaci-So, they just kind of split the middle.

Tom Holdmeier-Any other discussion? Sal, you need anything else?

Sal Maniaci-I don't really have an update on the Comp Plan. Thank you to everyone who came to our last public forum on that. I think it's been mostly our, especially that one, mostly our boards and commissions, but I don't say that, I think those are some of the best people to show up because they're going to, if they stay on the boards and commissions throughout the 10 years, then they're going to be the ones voting on a lot of the development and stuff that come through. Vested interest. So, our consultants continue to be impressed with the turnout and from our surveys and everything. So, I think we're above average for most of the communities on how involved people are on this. So, we're still going to do one more. I have not seen the revised plan based on those comments. That's typically what they'll do. We need another Steering Committee meeting. I think we only paid for one more. So, what I think we'll probably do is do the public forum first and then have a final Steering Committee with a draft. I would even say we may have to pay for one more to review that twice. But, it's coming along, we're still targeting for this fall, August/September. The actual, the Economic Development strategic plan, I'm supposed to have a

draft this week already. So that's pretty much wrapped up. And then they want to tie that in obviously to the full Comp Plan.

John Borgmann-So, will that go to the steering committee too?

Sal Maniaci-Yes, it'll be sister documents. We'll, send them both over because we want them to reference each other. And actually that the only reason that that got sped up full disclosure is that we, our EDA grant that we're applying for needed a economic development strategy. Ours from 2015 and per federal guidelines, it has to be less than five years old to qualify for the grant. So luckily our consultant said I can send EDA a draft and that qualified. So, he, I don't even know if they would have sent the draft early if EDA wasn't requiring it. So, I think that's just why they're ahead of the curve on this. So, I'm good, which they've been great to work with on that. They've jumped on calls with our grant administrator that that was not part of the original scope. And so that they've been very helpful.

Tom Holdmeier-I think it would be nice if the city can get information faster. You wait every 10 years. Now it's way past.

Sal Maniaci-So I think for how price it is, the comp plan makes sense to keep out the 10 years and then we can internally update it. But for the Economic Development Strategy had to amend that. That's now what the federal government is saying for the grants, you have to have one that's five years or less old. So in 2015 was our last one.

7) **Adjournment:**

Tom Holdmeier-So, ok, any other discussion? I'll entertain one last motion,

Chuck Watson-Motion to adjourn.

Carolyn Witt-Second.

Tom Holdmeier-All those in favor?

All-Aye.

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

Motion to adjourn the meeting at 7:45 p.m., first and second, passed without dissent.



Thomas R. Holdmeier
Chairperson
Planning & Zoning Commission