

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
NOVEMBER 6, 2017**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, November 6, 2017 at approximately 7:30 PM. The meeting was held at the Weldon Spring Recreational Building which is located behind the City Hall at 5401 Independence Road. The meeting was called to order by **Chairman Mike Mullins**.

ROLL CALL: The following Planning and Zoning members were present: **Chairman Mike Mullins, Vice-Chairman Bob Henslee, Commissioner Tim Marstall, Commissioner Larry Halbrook, Commissioner Terry Brogan, Commissioner Bill Nabholz, Commissioner Steve Crum, Commissioner Tom Castrop and Commissioner Mike Foster**. Also present was **Don Licklider**, Mayor of Weldon Spring and **Don Schwaab**, Alderman for Weldon Spring.

PLEDGE OF ALLEGIANCE: All present stood for the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of the September 11, 2017 meeting were approved with no corrections or additions. **Commissioner Nabholz** made a motion to approve the minutes and **Commissioner Brogan** seconded the motion. A vote was taken, all members voted to approve the minutes as written. The motion passed.

CITIZEN COMMENTS: **Chairman Mike Mullins** stated that the Commission would entertain Citizen's Comments prior to the discussion of business before the Commission, as there was a Public Hearing at the last meeting.

Mr. Tom Szilasi of Chapter One spoke first. He stated that he was speaking on behalf of the 600 citizens of Weldon Spring who had signed the Petition that was submitted to the Planning and Zoning Commission at the last meeting. Mr. Szilasi indicated that he had signatures from not only residents of Chapter One, but from "all over" Weldon Spring from residents in opposition to the proposed Vanguard Apartment development. He stated there was "no value" to the apartments, and there were two other apartment projects within minutes of Weldon Spring. He stated issues with non-owner occupied apartment complexes. He stated that there were no lifestyle, fiscal or school district benefits to the proposed project. He concluded by asking the Commission to vote no this evening on the project.

Mr. Phil Martiszus of Hunters Green spoke next. He said that he agreed with **Mr. Szilasi's** comments. He says he has concerns about the approval of the apartments and their financial implications. He spoke on fiscal responsibility and the differences in rates of assessed values of property. **Mr. Martiszus** then stated the cost per child in the school district was \$11,000 per student annually and that the apartments would not generate adequate revenue for the school district. He went on to say that the previously proposed Creekside Apartments were objected to under the Comprehensive Plan and that multi-family development is not consistent with the City of Weldon Spring.

Ms. Jeannette Vogt, daughter of the property owners where the project is proposed spoke next. She said that Mr. and Mrs. Vogt should have the right to sell their property. Her parents are older, and no longer farming the property. Further, the property in question is too small for any other farmers to be interested in farming and is therefore unable to be used as it has been as agricultural. The Vogt family farm has been here for 152 years within the current zoning, and the City has the right to support the project.

Ms. Joanne Dunaway of Camelot spoke next. She discussed the traffic on Highway 94 and the traffic lights, and the traffic analysis with adjustments of the traffic signals. She does not believe the traffic can be mitigated simply by traffic light adjustment. She does not wish to see the Highway 94 corridor from Interstate 40 to Highway 364 become like Highway K. She proposed to place a new Weldon Spring City Hall on the property to maintain the historic area of the Spring of John Weldon.

As no other attendees had filled out comment cards, the public comment section of the meeting was then closed by **Chairman Mullins**.

REPORT OF THE BOARD OF ALDERMEN:

Alderman **Don Schwaab** reported that the Board of Aldermen approved the financial report and they had approved a plan for a disc golf course on the new section of the park. The question was asked as to how many holes it would be, and he replied it would initially be a 4-hole course with the ability to increase the number of holes later. The Board of Aldermen also approved the bills that were presented to the Board for review for the recent quarter expenses.

OLD BUSINESS:

- A.) Conditional Use Permit for Vanguard Apartments --- Discussion and Motion
- B.) Amended Area Plan for Vanguard Apartments --- Discussion and Motion

Paul Langdon, Vice-President of Development for Covington Realty Partners discussed the changes that had been requested and are now being proposed as part of the project known as Vanguard Apartments. He stated that there were substantial changes that had been made to the plans we saw last time on September 11th. He agreed with Ms. Vogt in that Vanguard has worked very hard to comply with all the conditions in place in the City.

Mr. Langdon stated that Covington Realty Partners is affiliated with Larimar.

The project does not abut single family dwellings, but it has strong residential character. They have jointly responded to comments by the Commission and residents. The project has been reduced in size approximately 20%. There are no basement units, and the units are now shorter. There is no longer any shared or deferred parking. He referred to the Missouri Department of Transportation (MoDOT) traffic study and said that it can't claim to "fix" traffic but that the revised project has the best traffic volume. The traffic pattern will be similar to

subdivision traffic. **Mr. Langdon** has been in contact with the Cottleville Fire Protection District, and they have approved the project to their standards. Further, the School District has made no comment on the project.

The greenspace areas along the creek requires protection. They have allotted 25 feet on either side of the creek to preserve and protect the creek area. The building faces the creek/greenspace area and would be considered an amenity. The building is animal-friendly, but does not allow for animals to run loose. There are 4.4 acres which is outside the complex greenspace for exercise and other recreational space; not ball fields or soccer fields, but this area is locked in as part of the plan.

The length of the buildings has been shortened. The area will be fully landscaped with an open, rural feel to the site. **Mr. Langdon** was asked about changes being made once the plan is approved and he stated that "what is approved becomes locked in place". He wanted to state that the Commission is not approving a blank check. Any planned commercial zoning can't be changed unless the City does it.

There will be a large clubhouse with space for people to gather and meet, and to be able to use the clubhouse for family activities. Under the Comprehensive Plan, there is double the greenspace originally presented. They now have MoDOT approval for all zoning codes and beyond.

Mayor Licklider asked if the apartments would be all-electric or gas. **Mr. Langdon** said cost effectiveness would be based on rates at the time. There will be cable and USB ports in all apartments.

Alderman Schwaab asked about the apartments being 4 levels.

Mr. Langdon stated that has been a typo on his part, and there were no 4 level buildings.

Commissioner Castrop asked what the range of rent would be.

Mr. Langdon replied that the rent would be in the \$1,000 to \$1,600 to \$1,800 per month rent.

Commissioner Brogan asked what the square footage of the units would be.

Mr. Langdon responded that they would range from 682 to 1400 square feet.

Chairman Mullins asked what the projected time until they are fully occupied.

Mr. Langdon replied they anticipate time to full occupancy to be under two years. The question was then asked, if not fully occupied, how to increase occupancy? **Mr. Langdon** stated that would depend on the market, and incentives such as reduced rental or access to covered parking would encourage renters.

Alderman Schwaab asked who would be the owners of these properties.

Mr. Langdon responded that they (Covington Realty Partners and Lorimar) would be the owners.

Commissioner Halbrook inquired about fire codes as well as the height of the retaining walls. We also have a very strict lighting ordinance here in the City.

Mr. Langdon went on to state that all requirements have been reviewed and they meet the requirements every time. Light won't bleed over into Chapter One. He understands about the traffic concerns there and they will be addressing them.

Commissioner Halbrook asked if the whole City would have access to the site. The answer was "yes". **Commissioner Halbrook** then asked what the time frame on commencement of this project was.

Mr. Langdon replied that the work would begin as soon as possible once the Board of Aldermen has approved the project. There will be no delay as they are under contract on the ground. He did speak to the 2.43 acres that is a separate project; they will not retain ownership of this piece of the property.

Chairman Mullins asked what the projected project length was; the answer is 21 months, weather permitting.

Commissioner Nabholz stated that he has spent time in the past week making the circuit in the area and believes the traffic study is "optimistic".

Mr. Langdon states traffic is what it is due to other factors, and everything will have some impact. We want it to be safe for the residents.

Commissioner Nabholz says it's (traffic) a concern to Chapter On residents.

Chairman Mullins asked for a recommendation in favor of the conditional use permit.

Mayor Licklider made a motion to approve the conditional use permit.

Commissioner Halbrook seconded the motion.

Commissioner Henslee said he wants to hear peoples' opinion. He wonders why we spent all this time working on a comprehensive plan if we were going to put apartments there. He further stated that he's "struggling" with this decision; we should have done it to start with.

Commissioner Brogan agreed with Commissioner Henslee. He also struggles with the size of the comprehensive plan. He does support the Vogt's right to sell.

Commissioner Crum says the petition was "grass-roots" and includes signatures from all over the City, not just Chapter One residents. He says people expressed interest in retaining rural atmosphere in Weldon Spring, and that traffic is indeed an issue.

Commissioner Halbrook proposed adding to the conditional use plan that ground should be broken within a year, and that they pursue timing change at the electric signal so that there would be no right turn on red from Siedentop. He also wishes (the apartment) to share the apartment's clubhouse facilities as part of the conditional use.

Chairman Mullins called for a roll call vote.

The roll was called and the voting as follows:

Mike Mullins yea
Bob Henslee nay
Tim Marstall yea
Larry Halbrook yea
Terry Brogan nay
Bill Nabholz nay
Steve Crum nay
Tom Castrop yea
Mike Foster yea

Mayor Don Licklider yea
Alderman Don Schwaab nay

The Motion passed.

Chairman Mullins then stated that now as the recommendation goes to the Board of Aldermen, it will need only a simple majority and not a super majority.

Mayor Licklider made a Motion to approve the Amended Area Plan.

Commissioner Henslee seconded the Motion.

Commissioner Halbrook stated that all landscaping on the property must meet all applicable code, as well as a review of the retaining wall height and night lighting conform to City ordinance. He said he wanted to see that the office building conform architecturally to the rest of the project.

Chairman Mullins called for a roll call vote on the Motion.

The roll was called and the voting as follows:

Mike Mullins yea
Bob Henslee yea
Tim Marstall yea
Larry Halbrook yea
Terry Brogan nay
Bill Nabholz abstained
Steve Crum nay
Tom Castrop yea
Mike Foster yea

Mayor Don Licklider yea
Alderman Don Schwaab nay

The Motion passed.

NEW BUSINESS:

A. Nominations:

Chairman – **Mayor Licklider** made a Motion to nominate Mike Mullins to be Chairman of the Planning and Zoning Commission. **Commissioner Brogan** seconded the Motion. There were no other calls for nominations. An oral vote was taken, all in favor, none objected. Chairman Mullins is re-elected to serve as Chairman of the Planning and Zoning Commission.

Vice-Chairman – **Chairman Mullins** made the Motion to nominate Bob Henslee to be Vice-Chairman of the Planning and Zoning Commission. **Commissioner Nabholz** seconded the motion. There were no other calls for nominations. An oral vote was taken, and all were in favor, none objected. Commissioner Henslee is re-elected as Vice Chairman of the Planning and Zoning Commission.

Secretary – **Commissioner Nabholz** made the Motion to nominate Commissioner Halbrook to be Secretary of the Planning and Zoning Commission. **Commissioner Brogan** seconded the Motion. There were no other calls for nominations. An oral vote was taken, and all voted in favor, none objected. Commissioner Halbrook is re-elected as Secretary of the Planning and Zoning Commission.

WORK SESSION: There was no work session scheduled

ADJOURNMENT: **Commissioner Nabholz** made a motion to adjourn the meeting. **Commissioner Halbrook** seconded it. All present voted in favor of adjournment. **Chairman Meiners** closed the meeting at 8:45 PM.

Respectfully submitted,

Laura Brown, CCA
Deputy City Clerk

