

Planning & Zoning Meeting Minutes

March 19, 2007

The Planning and Zoning Commission met for their regular monthly meeting on Monday, March 19, 2007.

The following were present: Committee members Eileen Klocke, Paul Mueller, James Justice, Jamey Abercrombie, and Bill Schaffer. City employees present were Christine Martin and Ron Mershon, Code Enforcement Officer. Randy Key was absent.

The legible names of others present are Richard Denkler, Alderman; Jim Schuchman, Alderman; Kyle Kittrell of Tran Systems, Mark Grossenbacher of Tran Systems.

Call to Order

Chairman Paul Mueller called the meeting to order at 6:30 p.m.

Minutes

Eileen Klocke made a motion to approve the February 19, 2007, Planning & Zoning Meeting Minutes. Bill Schaffer seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

None

Old Business

None

New Business/Recommendations to Board of Alderman

Alderman Richard Denkler explained that Mr. Kyle Kittrell and Mr. Mark Grossenbacher of TransSystem Corporation was present and that Mr. Kittrell was with MODOT for thirty (30) years. He said that the Board of Alderman approved for them to be here. Mr. Denkler said they are here to help guide the City with transportation issues. Mr. Kittrell said he met Mr. Denkler at a meeting. Mark Grossenbacher said he is a representative in St. Louis for a year now and was also a MODOT employee. Their home office is in Kansas City. Mr. Grossenbacher said they are a transportation consulting firm. Both have years of experience. Mr. Grossenbacher said he will talk about Wentzville. He said Wentzville decided that they wanted to manage growth,

identify corridors, invoke corridor protection, identify the centerline of the transportation corridors. He talked to their Public Works Director and asked what was successful then established corridor widths. Discussion took place with Developers regarding right-of-ways, paving, let developers work with right of ways on corridor and expansion of corridor. He said they can get corridors they want and Wentzville can invoke true corridor presentation. Mr. Kittrell said he understands that Wright City is starting to grow. He's laid out a way they may be able to do that. He said they will look at how Steve Etcher of Booneslick Regional Planning Commission has laid things out. We can then look at a plan for the future. We can study our land use plans and traffic projection for amount of future traffic flow. Take RPC's guideline and with this information decide on a plan such as Bell Road as an arterial and Wild Cat as a corridor. He said there are three types and they are local, collectors and arterial. The arterial focuses on ability to carry most of the traffic. Some questions are what do we want streets to look like and what do we want consultants to do. We need an idea of the cost of sections of roadways and cross sections. Bell Road is the first street to look at. What would the width be, a four lane, a medium with grass, etc. We could have standards of what entrances would look like. We could need more right of ways with gravel roads coming into it. If you know what you want for cross-sections it will give an idea of the width you want.

Bill Schaffer asked what can be done if one side is City and the other is not. Mr. Kittrell said the City should work with the County so the corridor is preserved on both sides. James Justice asked is that where the City has the right to take property for roads. Mr. Kittrell said we need to do design first and work with the new developments coming in. Mr. Kittrell said with all the houses in the areas on Bell Road, we need to look at and try to work with County. If what we want won't work then we need to decide what will work. Mr. Kittrell said they do a lot of round-a-bouts and suggests the City look at this. Mr. Denkler asked Mr. Kittrell to explain a round-a-bout. Mr. Kittrell said it is road design with a continuous flow of traffic. Mr. Grossenbacher showed the Commission an example of a round-a-bout. Mr. Kittrell said MODOT has said accidents have decreased because the cross traffic is gone. He believes the City could work with a cost-share program with MODOT.

Paul Mueller asked how long he has been communicating with Mr. Denkler. Mr. Kittrell said he has been talking to Mr. Denkler on transportation issues for about 6 months or so. Paul Mueller asked for directions on how to move on the transportation issues discussed. Mr. Kittrell recommended;

1. That first hiring them as a consultant or another firm to acquire help for the City.
2. The City should look at Planning and Zoning traffic in the area and future projections, collectors and arterials.
3. Conduct meetings on what cross sections should look like.
4. See how they will apply (Bell Road, etc.)

Page 3 Cont'd

5. Set priorities on what is next and know what the City will preserve, for when developers come in.
6. Work on funding and if you have the population to support that.
7. Do a market analysis study on retail on what will come in and how it will help.

Bill Schaffer said we need to first look at budget constraints and figure out where funds for a consultant will come from.

Paul Mueller asked Mark Grossenbacher to clarify how Wentzville is saving dollars on their corridor. He said they work with Planning and Zoning on developments. The City has to be on board with this with the Board of Alderman turn over, there has to be continuous education on what is going on with transportation issues. The size of the right of ways are worked out with developers when grading, etc. Paul asked how we do we not become a St. Peters type community. Mr. Kittrel said it starts with Planning and Zoning.

Bill Schaffer said its hard because its all interconnected. He said the school wants one thing and the residents want another. Mark Grossenbacher said Planning and Zoning is primarily in control. Another thing is to work with a consultant on implementing transportation with the Park-like thoroughfares.

Paul Mueller asked Richard what the next step was. Mr. Denkler said a heart-to-heart talk at the workshop and to paint a picture of what we want for the community. Bill Schaffer said he believes we need to work with getting a consultant on board quickly. Paul asked Mr. Kittrel if we added him to the next Planning and Zoning Agenda could he advise the City on a process. Mr. Kittrel said he would be agreeable to that.

Mr. Kittrel said they have worked with the City of Columbia on bike trails, St. Charles City on a Trolley, and corridor planning for MODOT. Jamey Abercrombie said he would like to see some finished projects.

Richard Denkler said our attitude and professionalism will set an example for working with developers.

Paul asked Mr. Kittrel how can we fix what we have and how could he help us with what the City wants. Mr. Kittrel said he can come back with a proposal on an approach to this issue.

Paul and the Commission thanked Mr. Kittrel and Grossenbacher for coming and thanked Richard Denkler and James Justice for their hard work.

Archer Report

No Report

Building Official Report- Ron Mershon

Ron Mershon explained the Flood Plan Application to the Commission. He said more and more properties will become affected. Residents can't get flood insurance because the City is not a member. We need to join FEMA by filling out the necessary paperwork and follow up. Ron said the 1,000 acres will really bring the flood plain into the City.

Commissioner Comments

Eileen Klocke said she wanted to update the Commission on Krogers. Eileen said she is waiting for Cocoa with Krogers to return her call.

Paul mentioned the Waren County Guidelines that was given to us and said he feels we need to adopt it.

Paul mentioned Karen's information that she submitted to the Commission and would like Karen and maybe Steve Etcher to come to the next meeting to explain this in more detail.

Paul introduced Brian Timmermeier to the Planning and Zoning Commission as a prospective member as there is a vacancy. Paul asked him to maybe write something up on himself and give back to the Planning and Zoning and Board of Alderman. Paul Mueller informed Mr. Timmermeier that if its approved then he will welcomed aboard the Planning and Zoning Commission.

Bill Schaffer said there is a drainage problem on Bell Road. He said the utility poles are in ditches from Lake Tucci running north. The problem is where Cuiver River Electric and Ameren UE meet to hook up.

Jamey Abercrombie said he never saw a Comprehensive Plan. Eileen Klocke said the plan was already old when it was completed. She said it is not set in stone, but is a good guideline for the Board of Aldermen to follow and use for future. Jamey asked if we were going in that direction again. Richard said the Comprehensive Plan has help him since he's been on Board.

The Commission talked about enforcement issues. Eileen Klocke said she has a problem with County because they don't enforce what they can enforce. Jamey said Warren County has just one man for the entire area, whereas Ron has just one small area.

Adjournment

Eileen Klocke made a motion to adjourn and Bill Schaffer seconded the motion. All were in favor. Meeting was adjourned at 8:10 p.m.

Signed _____

Attested _____

Dated _____