

# **Planning & Zoning Meeting Minutes**

## **April 16, 2007**

The Planning and Zoning Commission met for their regular monthly meeting on Monday, April 16, 2007.

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

Others present were Alderman Jim Schuchman, Kyle Kittrell of Tran Systems, Mark Grossenbacher of Tran Systems, Bob Glarner and Tony Girondo.

### **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 March 19, 2007, Planning & Zoning Meeting Minutes. James Justice seconded the motion. All were in favor.

**Public Comments/Concerns** - None

**Public Hearing** - None

### **Old Business**

Eileen Klocke and Richard Denkler both read the letter for the new candidate. Eileen Klocke made a recommendation to have Mr. Toothman to sit on the Planning and Zoning Commission. The board members all approved.

### **New Business/Recommendations to Board of Alderman**

**Transportation Committee Information** - Mr. Kyle Kittrell and Mr. Mark Grossenbacher of TransSystem Corporation was present to discuss transportation issues and thanked the board for having them back again. They said the City needs to have some type of study done so the City can do some planning in order to reserve some corridors and prevent some problems such as fences close to roadways and driveways coming out to the roadway. A question was asked how can this be handled by a City with not a lot of money. Mr. Kittrell showed a typical plan of a roadway showing sidewalks and a bike lane included. He said the first thing is to figure out is what our vision of where the major arterial in the City will be. Mr. Kittrell said first a decision of who would be involved in the planning process and there would be a planning stage and

possibly a workshop. Mr. Kittrell said we need to take a look a look at the existing roads in the City and look at beyond the City and define what the roadways should look like whether a two or four lane road and what the cross sections should look like. We should plan for what is needed now, reserve the corridor for the road size we want, and design for future expansion. There are questions such as how wide the right of way should be, what roads should be done first and they should be prioritized. Then they can provide some rough estimates of what it would cost to build them. Mr. Kittrell said we can look at funding and how can it be done. He said there are MODOT cost-share programs for projects within right-of-ways. He mentioned the Stracks Church Road break in access study to determine if it will interfere with I-70 traffic. A study will need to be done before highway access will be approved at that location. Mr. Kittrell said the City needs to prioritize, design and have construction service for inspection. It was mentioned that maybe we could get Steve Etcher of Boonslick Regional Planning Commission involved to help reduce the cost of this project. Richard Denkler asked about the break-in access. Mr. Kittrell said an interchange access requires a break-in study first. Mr. Kittrell said an Environmental Impact Statement has been done between here and Kansas City and that study should help to reduce the cost of the study at Stracks Church Road. James Justice asked on reserving corridors and being a fourth class City, what can we do to acquire the right-of-way access. Richard Denkler said we almost need to do a study on a road to see what's needed. He said if we can get Developers a head of time for the planning it would be beneficial. Mr. Kittrell said if you have it all laid out, you can show the Developers what it will look like. Mr. Kittrell asked if Warren County will work with us on the outer roads. He said if Stracks Church Road isn't used, Bell Road will be the choice. Mr. Kittrell explained a sketch he presented to the members and talked about different scenarios and stressed a long-term plan. Paul Mueller asked if the plan can be implemented by any firm—not just theirs. Mr. Kittrell said yes any firm like theirs could do it. He said new aerial plans aren't there. Karen Girondo said county flew maps in the Fall of 2006. Mr. Kittrell said they are way ahead then. Tony Girondo was present and asked how long the study would take. Mr. Kittrell said approximately 6 months. Tony Girondo said the City did a study about four (4) years ago. He said the City needs to be proactive with this. Mr. Kittrell said he has dealt with MODOT on a daily basis on funding. Bob Glarner was present and said Wentzville was proactive on their growth, but said O'Fallon was not. He said it will take a lot of time and effort on some committee to accomplish something. He said it cost a lot of money to put infrastructure in and there are lots of grants out there. Bob Glarner said the faster we do something the better. He said he feels it should be done and the City is in charge of it. Mr. Glarner asked if County help us or work with us on roads. Eileen Klocke said she doesn't see a problem with County working with the City as they have a good group of people working up there. Karen Girondo said the County Commissioners are on board with the Transportation Committee. James Justice said he has noticed County has done a lot more on their County Roads. Paul Mueller told Mr. Kittrell we would get back with them to find out what the next step would be and would like that done as quickly as possible. Eileen Klocke and the Commission thanked Mr. Kittrell for coming and explaining options the City had.

**Booneslick Regional Planning / Programs Offered** - Karen Girondo said the options as submitted by the Regional Planning Commission the City can fund economic development with local sales tax. Karen explained that TIF is a way of enticing businesses in town to improve blighted areas and by letting taxes pay for improvements. Karen also explained what TDD, SID, and what a NID was. Karen said these can be overlapped, but Chapter 353 is only for blighted areas where taxes can be abated for 10 years for real estate. The information was put together by Gilmore & Bell. At the present the City uses Revenue Bonds. Chapter 100 Bonds can only be used for manufacturing, commercial, warehouses, and industrial development projects—not roads bridges or infrastructure and they are used mainly for the building and equipment.

Eileen Klocke said we need to educate the public so they don't think we are giving the City away with these different programs.

**Election of New Board President** - The board decided to pass this item up until the next meeting.

**Archer Report** - No Report

**Building Official Report- Ron Mershon**

Ron Mershon gave an update on Hickory Trails. Ron said Hickory Trail plans came in last week and he met with Larry Janish and Harry Harper and the streets and water and sewer line conform to the City's specifications. He feels they can go with their working drawings.

**Commissioner Comments**

James Justice asked how it was going with the Lagoon Improvements. Eileen Klocke said it was going very well with Archer Engineers. We are going ahead with it.

**Adjournment**

Eileen Klocke made a motion to adjourn and James Justice seconded the motion. All were in favor. Meeting was adjourned at 7:55 p.m.

Signed \_\_\_\_\_

Attested \_\_\_\_\_

Dated \_\_\_\_\_