

**Planning & Zoning - Meeting Minutes
October 18, 2010 6:30 pm**

The Wright City Planning & Zoning Commission met for their regular monthly meeting on Monday, October 18, 2010 at 6:30 pm in City Hall.

The following were present: Committee members Mayor Dave Heiliger, Alderman Jim Schuchmann, Tony Girono, Valerie Viviano-Lanemann, John O'Connor, Tony Midiri, James Justice and Sal Gertken. City employees present were Planning and Zoning Clerk Pam Taylor.

Others present were: Angie Reynolds, Tom Black, James Toothman, Bill Taylor and William Levinson.

Call to Order

Tony Girono called the meeting to order at 6:30 pm.

Minutes

Jim Schuchmann made a motion to approve the minutes of September 20, 2010, John O' Connor seconded it and the motion unanimously carried.

Public Comments/Concerns – None

Public Hearing – None

Old Business/ Recommendations to the Board of Aldermen -

B. Mooney Property/MHDC Development (the committee chose to move this topic to the top of the agenda since there were guests relating to this topic) Tony Girono asked the guests William Levinson and Bill Taylor what they have to share. William Levinson said he has pictures and packets to pass out to committee members. Bill Taylor introduced himself and William Levinson. William Levinson is president of Benton Homebuilders and Bill Taylor is a consultant for Benton home builders. Bill Taylor stated they are presenting a development on the Mooney property for 30 residential units under a low income housing tax credit through the state of Missouri. Benton Homebuilders along with its team of consultants will be presenting an application on November 8, 2010 to the state of Missouri and by the beginning of February 2011 there will be awards across the state on approval to various municipalities. He explained there must be a market study done proving there is a need for this type of home project. He also explained these homes are an upgrade from conventional housing and there would be different styles of houses, some ranch, some 2 story and some story and a half homes. With price ranges from \$160,000 to \$250,000 Lots would be landscaped and sodded and there would possibly be sprinkler systems. Tony Girono asked if the pictures presented were Benton's homes. Mr. Levinson responded the pictures are Benton's Homes not MHDC's homes, he said he presented this information to give the committee an idea of what the floor plans would be like in the development and what the street scapes would be like in the development. Mr. Levinson explained the people who live in these homes will be

thought of as homeowners not tenants. There will be income requirements and the residents would have to take classes on responsible homeownership. There will be a big financial incentive to purchase the homes at the end of the 15 years. Bill Taylor stated Benton Homebuilders will own the homes and properties and will work with a management company to manage and maintain the homes. He also stated the homes will be made of long lasting materials and will be built to be durable. Sal Gertken asked how many people actually finance the homes after the 15 year period. William Levinson said he doesn't have that information. Bill Taylor said not many people do not go through with the purchase and if that would happen the developer would put the home back on the market to sell or to have the home go back through the program. Tony Gironde asked how long the MHDC project had been doing these types of homes. Bill Taylor responded that it has been a long time, maybe 20-30 years. Tony Gironde stated that he drove through another development and he thought it was nice. William Levinson stated the upkeep of the subdivision would be taken care of; also there are around 200 such development projects throughout the state of Missouri. He also stated a part of the application process that is very important is they need a letter of support from the city, and if the city is inclined to support the project that is what they would ask. Bill Taylor said they are working with Mr. Glarner who owns the property and he is very much in favor of the project. He also stated Mr. Glarner would have a vested interest in making sure this project didn't have an adverse affect on any other of his parcels of land. Tony Gironde asked why this particular property was picked. William Levinson responded stating the subdivision is required by MHDC to be a stand alone community and have its own entrance and because of gravity they would be able to tie into an existing lift station. Also it is close to schools. Another part of the application is they are partnering with a not-for-profit that provides each family with a computer and online access and they will be provided training on how to use the computer as part of the process. Sal Gertken asked if there were any age requirements. William Levinson said there is no age requirement; however generally it is families. He said they are going for single families. Sal Gertken asked if there are any credit requirements. William Levinson stated yes there are and the applicants will be scrutinized and they must have 60 percent of the medium income for the area, they have to be employed and be able to make the payments. He stated this program helps people who can help themselves. Bill Taylor added that single parents often take advantage of this program. Sal Gertken asked if people are able to finance and purchase the home sooner than 15 years. Bill Taylor answered no; it is an investment they make over time. John O'Connor pointed out there are 51 lots outlined on the plan and asked why there are only 30 homes planned. William Levinson stated that allows room for another phase. They will be using 30 lots for this phase and in a year when they come back and ask to do phase 2 and he hopes the city will be thrilled with what they see they will allow phase 2 to proceed. John O'Connor pointed out there are some lots too close to Wildcat Drive. William Levinson showed on the map where Phase 1 would be located and there would be a road that is shown on the map but not included in Phase 1. There was some discussion among the committee members. Dave Heiliger asked what the square footage of the homes would be. William Levinson responded they would be 1650 for the ranch up to 1880 for the 2 story. He also stated there would be full basements. Sal Gertken asked if residents can choose house and lot. Bill Taylor stated the builder will choose which house is best suited for each lot. Valerie Viviano-Lanemann asked

what preventative measures will be in place to keep the properties nice. William Levinson said there is a very strong incentive because MHDC awards tax credits based on annual allocations. If at any point the project gets inspected by MHDC and it falls below their standards, it can fall out of the program and the builder would own the home. He said he doesn't know of it ever happening. Bill Taylor said the management company would make sure their interest is protected. Tony Gironde asked if there was going to be any type of park or recreational area included in the subdivision. He said especially since it is being marketed to families, they would need an area like that. He stated since all those families will be there his concern would be the kids crossing the street and going to play at the school's playground after hours. Bill Taylor responded that it shouldn't be a problem to include that but they would have to see where it would fit best. He said there isn't anything in the application that would not allow that. Jim Schuchmann asked who is in charge of the layout of the lots. William Levinson responded it is ultimately Mr. Glarner as the developer who would be in charge of that. Tony Midiri asked for more clarification on the tax credit. William Levinson responded that if someone moved out before the 15 years are up then the next family would only have the remaining time on the 15 years and not the full 15 years. Bill Taylor said the next person would not have the opportunity to get as good of a deal on the house because of not having the full 15 years in the home. Bill Taylor asked for any other questions. Tony Gironde thanked both guests for the presentation and told them they would get back with them and let them know what they would be doing.

A. Review of I-70 Corridor zoning

Tony Gironde said they were going to look at the north west corner of the corridor. He asked if anyone had any new concerns with the north side of the corridor that we want to bring forth and talk about. James Justice asked what the commission had been discussing and Tony Gironde went over what had been discussed at the last couple of meetings about connecting roadways for better flow of the roadway systems and trying to be more proactive. James Justice said at one time the state said the city couldn't connect roads as the commission has been discussing. Tony Gironde stated the commission is trying to find some connectivity to be proactive when developers show up and want to propose a project the city will already have a plan in place. Tony Gironde said he thinks the MHDC developer's idea of extending Wildcat works to their advantage for what the city has planned. James Justice said his concern would be about roadways coming through where houses may not exist now but may down the road. The commission discussed other road connections around the city. Jim Schuchmann said he thinks there should be a connection from Stringtown to Cotton. James Justice wanted to know if they should just bring the roads to Foristell's lines. Jim Schuchmann said maybe they should take their concerns and plans to Foristell because they may have similar plans. He also stated that some projected roads may not work by drawing a straight line because of how the land is; the land would have to be looked at to see what needed to be worked around. James Justice said there is already too much traffic on Bell Road. Tony Gironde said the commission has talked about it being 3 to 5 lanes. James Justice stated it should be 5 lanes. John O'Connor said there is lots of traffic from school buses near the schools now and 5 lanes are needed along with more crossroads, since there are more homes projected in that area. Jim Schuchmann added there is

no room to widened roads because Spring Lakes and his subdivisions are designed to the property lines. He thinks the commission should just draw a line indicating where the roads will be in the future and if any developers come in and want to do something against those plans then they would be told of those future road developments and have to change their plans.

C. Fireworks Stands

Jim Schuchmann said they had talked about limiting the number of fireworks stands, but he doesn't see anything about limiting them in the info in their packets. John O'Connor thinks the new cost will limit the number of stands. Tony Girondo asked if they should add another section about limiting the fireworks stands. Jim Schuchmann wanted to know how many people are in favor of limiting to only 3 temporary fireworks stands. He asked for a show of hands. Everyone raised their hands other than Tony Midiri who did not raise his hand. John O'Connor brought up the \$10,000 surety bond and said this would also make sure the property is cleaned up after they leave. Jim Schuchmann read from page 4 section 218.040, #1B and wanted to know if they wanted to have that in the ordinance. (It states fireworks can be discharged for 4 days before and 4 days after July 4). Valerie Viviano-Lanemann said she thinks it needs to be deleted. Tony Girondo said he believes that is already prohibited. Valerie Viviano-Lanemann said that if allowed there should be a time limit on when they can shoot them. Jim Schuchmann said they should scratch (delete) that section. Tony Girondo said that #C and #D would also need to be removed. Sal Gertken pointed out page 3 - #7 and wants to know if getting a permit on May 6 is too early. Valerie Viviano-Lanemann agrees. John O'Connor thinks it should only be 30 days before July 4 and he thinks that's about when they usually start opening. Jim Schuchmann said there may be a state statute that they can or can't open before a certain date. Valerie Viviano-Lanemann said they should check to see if they can issue a permit for shorter than 60 days. Tony Midiri also asked to find out where Christine Martin got the information on fireworks permits being issued for 60 days. John O'Connor suggested that Christine Martin find out if St. Charles has a form they use for the surety bonds and if it is on St. Charles paperwork or it is a company's form. John O'Connor suggested they send this to the BOA for review and for the attorney to review. Valerie Viviano Lanemann seconded the motion. Tony Girondo asked for clarification on what is being passed along. They agreed it would be their working draft and the motion unanimously carried.

Vote:	David Heiliger- yes	Jim Schuchmann- yes
	Tony Midiri - yes	John O'Connor- yes
	Tony Girondo- yes	Sal Gertken – yes
	Valerie Viviano-Lanemann-yes	James Justice-yes

New Business/ Recommendations to the Board of Aldermen

None

Reports

Building Official – Tony Girondo read the report and it was brought up that they would like the addresses of the permits issued. Pam Taylor agreed that could be done.

Commissioner Comments

Tony Girondo wanted to know what everyone wanted to do about the MHDC development. He said he looked at another development like what was talked about and the grass was mowed and it seemed like they had a service that did it rather each individual responsible for it. He said most of the cars in the driveway were nice, not luxury. He said he thought the price ranges stated were sort of high. James Justice said with the government subsidies the payments are different. He said this could be beneficial if it helps people and is managed right.

Tony Girondo asked what the commission's position is on recommending to the BOA. Jim Schuchmann said the BOA will want to know P&Z's opinion on this. He said he is concerned with the property being too close to the road, and traffic on Wildcat, Bell Rd and Westwoods Rd. John O' Connor stated the development is too close to Wildcat Drive. Jim Schuchmann said they would have to eliminate lots 31-36 and 46-48 to maintain a 100 foot buffer on Wildcat Drive. He said other developments have built to the road and houses will probably have to be bought out at some point in the future. James Justice said he thinks the developers came in to see if they even had a chance at developing their project. John O'Connor thinks the entrance on Westwood will cause traffic problems and extending Wildcat will help eliminate that problem. James Justice agreed. Tony Girondo asked for yes or no on what has been proposed. He asked if the commission even likes it. Valerie Viviano-Lanemann asked if they can work on it and talk about it at workshop and the next P&Z meeting. Jim Schuchmann said they are looking for a letter from the city now because the developers have to submit their application to the state by November 7th. Sal Gertken asked if the letter can state we support them as it is presented or can it say with changes. Jim Schuchmann said it can say we support with changes. Valerie Viviano-Lanemann said she thinks they are not being fair if they approve this without any changes.

Jim Schuchmann said the developers have to submit an application to the state and show a need for this type of housing. Since the city already has houses like this (The Shires) he thinks the state may not even approve it. He said he thinks they need to say ok but with changes. He said they don't want to say they are ok with it as is, but say yes with certain changes. Tony Girondo said the application with the government will be for that location and the commission can go back and redesign the subdivision. He asked if they wanted that development at that location. Valerie Viviano-Lanemann stated she would like it if at another location and would like to see commercial on that location. John O'Connor said he is for the original vote (at last meeting) for commercial zoning on that property.

Tony Girondo asked if they wanted to accept that project as proposed.

The commission voted to recommend to the Board of Alderman not to accept the project as proposed.

Vote: David Heiliger- no

Tony Midiri - yes

Tony Girondo- no

Valerie Viviano-Lanemann-no

Jim Schuchmann- no

John O'Connor- no

Sal Gertken – no

James Justice-yes

Tony Girondo stated Christine Martin shared with him a public hearing notice that needs to be published about a new ordinance on absences of P&Z members. Tony Girondo read the proposed ordinance out loud. He said this should clear up a lot of the vacancy issues. Valerie Viviano-Lanemann asked about what it means, since her job hours can vary and she may have to work late on meeting nights. Tony Girondo said it would be up to the discretion of the board on absences and they took out the part relating to excused and unexcused. Valerie Viviano-Lanemann asked if it says at the discretion of the board. Tony Girondo stated it didn't say that specifically. Jim Schuchmann says he sees a problem with the language since it says 'seat will be deemed vacant by the commission during the meeting that the citizen member is absent'. He said the concept they have in mind doesn't match the language. Which would mean the person absent would not have to be counted for a quorum. He said it should be rephrased totally. Tony Girondo said they will bring it back at the next meeting to discuss further.

Adjournment

John O'Connor made a motion to adjourn. Mayor Dave Heiliger seconded it and the meeting adjourned at 8:05 pm.

Approved _____

Attested _____