

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING  
405 JEFFERSON STREET, WASHINGTON, MISSOURI  
COUNCIL CHAMBERS -- GROUND LEVEL  
Monday, December 14, 2020 @ 7:00 P.M.**

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- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from November 9, 2020
- 3) **File No. 20-1201**-The applicant is requesting approval to rezone 1888 E. Ninth Street from M-2 Heavy Industrial to R-3 Multi Family.
- 4) **File No. 20-1202**-The applicant is requesting approval to rezone 1208 E. Third Street from R-1B Single Family Residential to R-2 Two Family Residential.
- 5) **File No. 20-1203**-The applicant is requesting approval of a preliminary plat for Henry Heinings Addition Plat 2.
- 6) **File No. 20-1204**-The applicant is requesting approval of a preliminary plat for Cricket Creek Estates Plat 7.

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

**MASKS ARE REQUIRED FOR ALL PUBLIC MEETINGS.**

**CITY OF WASHINGTON, MISSOURI**  
**PLANNING & ZONING COMMISSION MEETING MINUTES**  
**Monday, November 9, 2020 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:** Tony Gokenbach, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Carolyn Witt, Sal Maniaci, Chuck Watson, Samantha Cerutti Wacker

2) **Approval of Minutes from October 12, 2020-Motion made to approve, seconded and passed without dissent.**

3) **File No. 20-1101-Angela Garland-The application is requesting to rezone the area behind 1403 Jefferson from R-1A, Single Family Residential to C-1, Light Commercial**



**Sal Maniaci-** The applicant is requesting to rezone a parking area to the rear of 1403 Jefferson Street from R-1A Single Family Residential to C-1 Light Commercial. The area is accessed through the existing commercial lots along Jefferson Street. Although it is adjacent to residential zoning to the west, it would be unlikely and out of character of the adjoining uses to be developed as residential. The proposed zoning is compatible with the surrounding properties. Staff recommends approval of the request to rezone 1403 Jefferson Street from R-1A Single Family Residential to C-1 Light Commercial.

**Mark Piontek-**How does this lot have access?

**Sal Maniaci-**There is an descriptive easement that goes through the property.

**Samantha Wacker-**Do you know if you have access to this lot?

**John Borgmann-**Do they require access to the lot?

**Sal Maniaci-**It is an existing condition.

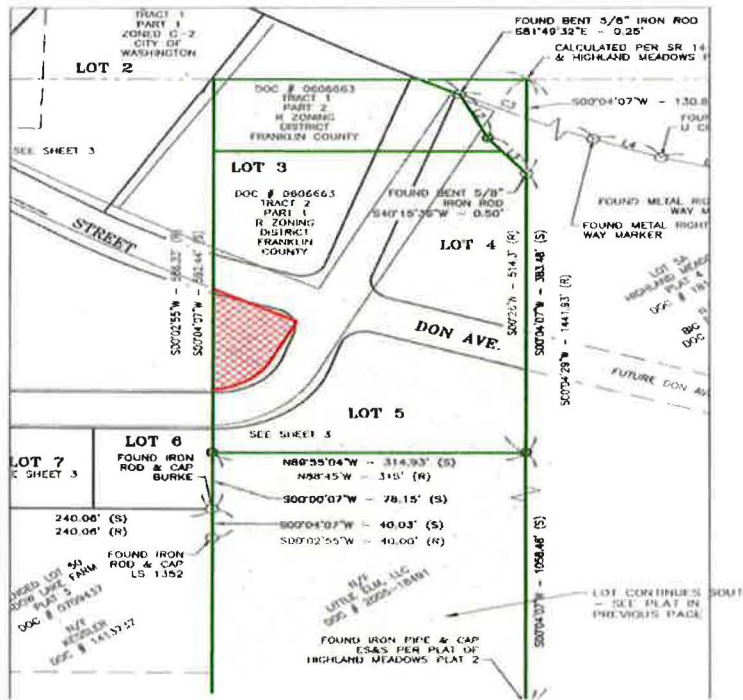
**Samantha Wacker-**Are there any plans for the property at this time?

Angela Garland-Nothing specific yet.  
Chuck Watson-Does Exit 11 own that property?  
Angela Garland-Our partner does and we are the tenant.

After a short discussion a motion was made, seconded and passed without dissent.

4) **File No. 20-1103-Kurt Unnerstall-Voluntary Annexation.**

# ANNEXATION EXHIBIT



**Sal Maniaci**-The applicant has submitted an application to annex 13.3 acres of the Jasper farm south of Highway 100 and West of High Street. A survey and exhibit is attached demonstrating the area to be annexed. The applicant is wishing to bring in 0.6 acres of the land adjacent to the existing R-3 as R-3 Multi Family Residential and the remainder of the land as C-2 General Commercial, as shown in the exhibit. The proposed zoning is compatible, matches adjacent zoning, and would not detriment the surrounding properties already annexed. The annexation would actually fill in a gap in our City limits and make this portion of the southern border uniform. Staff recommends approval of the proposed annexation as well as the proposed zoning designation of R-3 Multi Family Residential and C-2 General Commercial.

After a short discussion, a motion was made, seconded and passed without dissent.



5) **File No. 20-1104-Kurt Unnerstall-Preliminary Plat Approval.**



**Sal Maniaci**-The applicant is requesting a preliminary plat for the Terrace in Washington Development. The subject property is currently zoned R-3 Multi Family Residential, C-2 General Commercial, and R-1C Single Family Attached. The proposed plat will be the first phase of the mixed-use commercial and multifamily development that will connect to High Street and Pottery Road. The plat proposes five lots that matches the zoning that was requested in March. This first phase proposes a 50 ft. wide right-of-way for a Boland Lane that will have access to Highway 100 and continue south towards the residential development. This entrance will need approval from MoDOT and a traffic study, and if required, a future plat can be amended to adhere to any traffic study requirements. However, 50 ft. meets the City subdivision code. There is also an east west connection proposed called Tobben Way. This first phase plats the intersection of Boland Lane and Toben Way; however in future phases, it will create an outer road and east west connection from Pottery Road to High Street, a connection that is shown as a priority in the Comprehensive Plan. Don Avenue meets Toben Way at the four-way intersection connecting the two streets. The City will recommend in a future phase that either Toben Way or Don Avenue change names to have a uniform street running all the way from Pottery Road to High Street. Lot 4 is also shown separate because this is the land that was zoned R-1C Single Family Attached for a buffer between Meadowlake Farms and the Multi Family Development. The duplexes will be platted in a future phase as well.

All required easements are also shown on the plat allowing for water, sewer, and storm water detention to be provided for the entire development. A Performance Agreement will have to be signed by the applicant prior to a final plat being recorded assuring that all public improvements will be placed according to this first phase. City Engineering will be reviewing stormwater calculations, pavement details, and utility information assuring that it meets City requirements. Staff recommends approval of the Preliminary Plat for Terrace in Washington Plat 1.

**After a short discussion, a motion was made, seconded and passed without dissent.**



- 6) **File No. 20-1102**-City of Washington-Preliminary Plat approval for Phoenix Center II, Plat 10, a resubdivision of Lot 8.



**Sal Maniaci**-The City and County are requesting a preliminary and final plat on Lot 8 of Phoenix Center II, a lot jointly owned by both entities. The proposed plat is requesting to subdivide the 30 acres into three lots, all of which will continue to have public right-of-way access to Southpoint Road. Lot 8A is approximately 2.8 acres, Lot 8B is 2.08 acres, and Lot 8C is the remaining 25 acres. There are no public improvements required at this time as all existing infrastructure is in place to access the proposed lots. Staff recommends approval of the plat amendment for Phoenix Center II Plat 10.

**After a short discussion, motion was made, seconded and passed without dissent.**

**Motion to adjourn, seconded and passed without dissent at 7:25 p.m.**

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**Thomas R. Holdmeier**  
**Chairman**

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: December 14, 2020

Re: File # 20-1201 – Embee Enterprises

Synopsis: The applicant is requesting approval to rezone 1888 E. 9<sup>th</sup> Street from M-2 Heavy Industrial to R-3 Multi-Family

<b>Adjacent Land Use / Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Industrial Building	M-2
South	Vacant Land	R-1A
East	Day Care Facility	M-2
West	Vacant Land	R-1A

**Analysis:**

The applicant is requesting to rezone 1888 East 9<sup>th</sup> Street from M-2 Heavy Industrial to R-3 Multi Family Residential. The applicant however, has submitted a letter of intent to use the property as an assisted living home. Section 400.120 of the City code allows retirement homes as a permitted use in the R-3 Zoning District, leading the applicant to ask for this particular zone district over a special use permit, per staff’s recommendation.

Regardless of final use as a retirement home or traditional multi-family, the proposed zoning is not out of character for the area. Planning and Zoning and City Council approved a rezoning to R-3 for an apartment building across the street from the subject property in 2019. The area is a mix of multi-family, industrial, and light commercial as it sits today. The proposed rezoning will not significantly detriment the surrounding properties or the integrity of the neighborhood.

A site plan will need to be submitted and approved just like any other structure following city code. The property does sit in the floodplain so a floodplain certificate will be required prior to issuance of a permit as well.

**Recommendation:**

Staff recommends approval of the request to rezone 1888 East 9<sup>th</sup> Street from M-2 Heavy Industrial to R-3 Multi-Family Residential.



160 80 0 160 Feet



**Legend**

- C-2
- M-1
- M-2 Zoning
- R-1A
- R-1B
- R-1C

R-3 Multi Family

9TH ST

INTERNATIONAL AVE

E ROSE LANE





160 80 0



R-3 Multi Family

9TH ST

INTERNATIONAL AVE

E ROSE LANE





CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.239-4649 fax

Applicant Information for Rezoning Land

Please print:

Site Address: 1888 East 9th St, Washington, mo 63090

Lot # 5 Subdivision: Industrial Park

PID# \_\_\_\_\_

Applicant Name EMBEE Enterprises, Inc Daytime phone 636-795-4672

Address of Applicant 18746 Petra Court, Wildwood, mo 63038

Name of Owner Brad Brewer & Mike Olyschke Daytime phone 636-346-1649

Address of Owner (if different from Applicant) \_\_\_\_\_

Site Information

Address or Legal: 1888 East 9th St, Washington, mo 63090

Current Zoning: \_\_\_\_\_ Lot Size: 2.3 acres (100,188 sq ft)

Existing Land Use: Vacant

Proposed Zoning and Intended Use of Property: \_\_\_\_\_

Surrounding Land Use

North Parking Lot South Vacant Land

East Daycare West Vacant Land

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

Brad Brewer 11-24-20  
Signature of Applicant Date

Cheryl Westhoff 12/03/2020  
Signature of Landowner (if different) Date

dotloop verified  
12/03/20 1:10 PM CST  
VJEM-LVUJ-JY6Y-92M

## Proposed Zoning and Intended Use of Property

Proposed Zoning: R-3

Intended Use of Property: 14 bed residential assisted living home that will provide up to 14 senior residents a living setting that best resembles how they have lived their lives up to this point. This more intimate environment provides opportunity for better quality of life outcomes because residents have more choices, shorter walking distances and better control of their environment. In today's challenging environment, this model provides less traffic, less square footage to clean, and lower potential exposure than large institutional settings. This model is also more conducive to family visits than the large institutional settings and is generally safer than the larger models, based upon a CDC study on resident falls. This more intimate living setting is becoming more and more attractive to seniors.



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: December 14, 2020

Re: File # 20-1202 – Jared Straatman

Synopsis: The applicant is requesting approval to rezone 1208 East 3<sup>rd</sup> Street from R-1B Single Family Residential to R-2 Two Family Residential

<b>Adjacent Land Use / Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Commercial Property	C-2
East	Single Family	R-1B
West	Single Family	R-1B

**Analysis:**

The applicant is requesting to rezone 1208 East Third Street from R-1B Single Family Residential to R-2 Two Family Residential in order to turn the existing home into two apartment units. The subject property is located on an eastern block of East Third Street that is strictly single family residential. The requested zone change is out of character of the neighborhood and would be considered spot zoning. A lone two family structure among all single family residential would be out of conformance with the area.

**Recommendation:**

Staff recommends denial of the request to rezone 1208 East Third Street from R-1B Single Family Residential to R-2 Two Family Residential

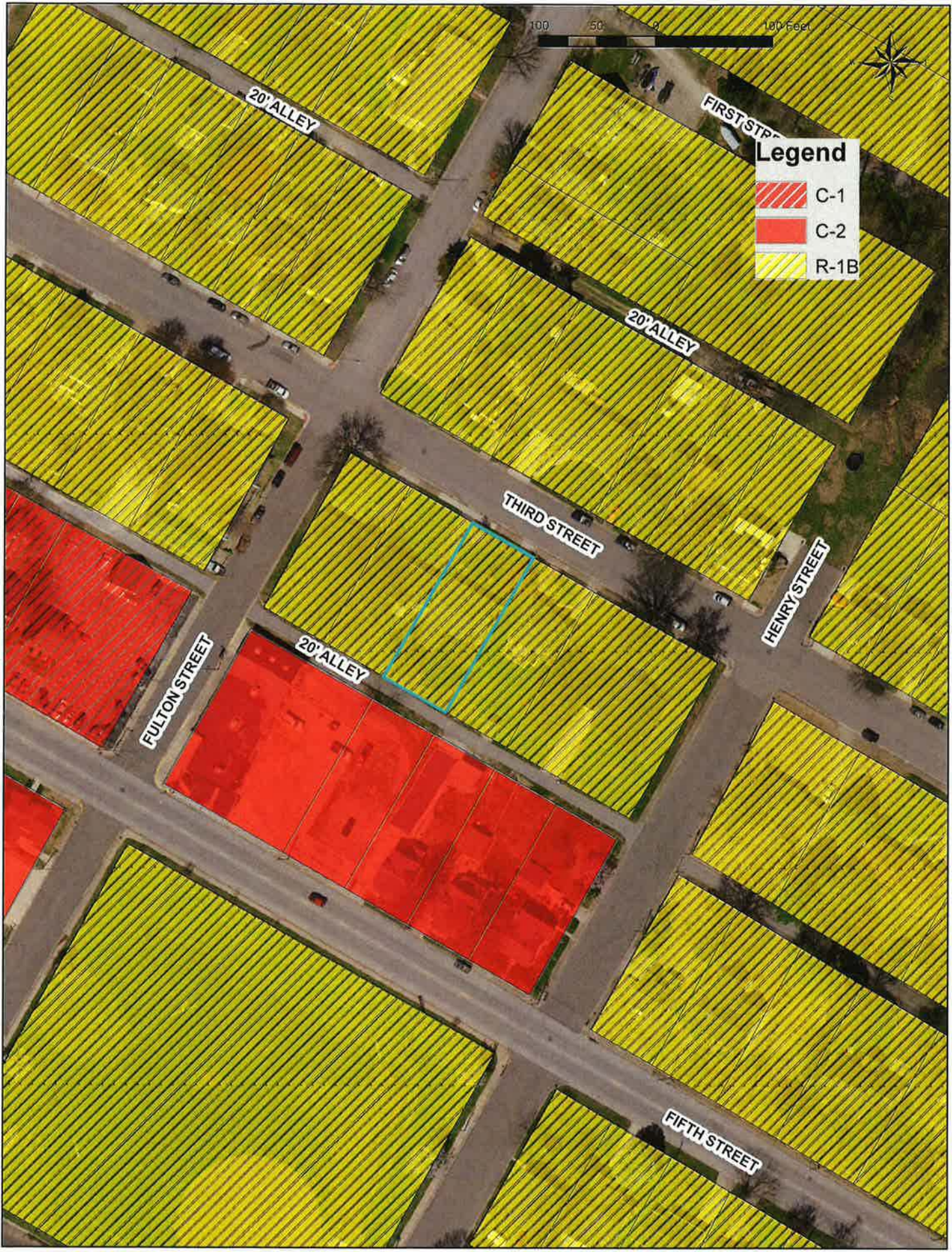


100 50 0 100 Feet



**Legend**

-  C-1
-  C-2
-  R-1B







20' ALLEY

FULTON STREET

20' ALLEY

THIRD STREET

HENRY STREET

20' ALLEY

FIFTH STREET

37.5

75 Feet

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.239-4649 fax

**Applicant Information for Rezoning Land**

*Please print:*

Site Address: 1208 East Third, Washington, Mo 63090

Lot # 43 Subdivision: \_\_\_\_\_

PID# 10-6-23.0-3-001-043.000

Applicant Name Jared Straatmann Daytime phone 636-667-0880

Address of Applicant 1208 East Third Washington, MO 63090

Name of Owner BIGGS, Tracey & Natalie Daytime phone 1-314-706-1174

Address of Owner (if different from Applicant) \_\_\_\_\_

**Site Information**

Address or Legal: 1208 East Third Washington, MO 63090

Current Zoning: R-1B Lot Size: 12,000sqft

Existing Land Use: Single Family Dwelling

Proposed Zoning and Intended Use of Property: R2 2 family

**Surrounding Land Use**

North R1-B South C-2

East R1-B West R1-B

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

Jared Straatmann  11/9/2020  
Signature of Applicant Date

Natalie Biggs  11/9/2020  
Signature of Landowner (if different) Date



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: December 14, 2020

Re: File # 20-1203

Synopsis: The applicant is requesting approval of a preliminary plat for Henry Heinings Addition Plat 2

<b>Adjacent Land Use / Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Single Family Residential	R-2 Overlay
South	Single Family Residential	R-1B
East	Single Family Residential	R-1B
West	Single Family Residential	R-1B

**Analysis:**

The applicant is requesting to subdivide 411 E 7<sup>th</sup> Street from one lot into two. It is zoned R-1B Single Family Residential requiring each lot to be at least 6,000 sq. ft. The proposed subdivision shows lots 10R and 11R both over 7,000 sq. ft. meeting the zoning requirements. The new lot line is also more than 6 ft. away from the existing house. There are no public improvements required as the new lot as access to 7<sup>th</sup> street, water, and sewer.

**Recommendation:**

Staff recommends approval of the plat amendment for Henry Heinings Addition Plat 2









HOOKER STREET

SIXTH STREET

SEVENTH STREET

BURNSIDE STREET

7TH STREET

50 25 0 50 Feet







CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 Jefferson Street • Washington, Missouri 63090  
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 12-1-20

Applicant Information: Dale Greife

Name: Greife Properties Phone: 314-517-4109

Address: 2 Catawba Place Washington

Do you own the subject property?  Yes  No

If not, please provide ownership information here:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Proposed Subdivision: \_\_\_\_\_

Number of Lots Proposed: 2 Zoning District(s): \_\_\_\_\_

***Two copies of a detailed plat of the subject property must accompany this request.***

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:

APPLICANT/COMPANY NAME (Printed):

\_\_\_\_\_

\_\_\_\_\_

LANDOWNER SIGNATURE(s):

LANDOWNER NAME (Printed):

Dale Greife

Dale Greife

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: December 14, 2020

Re: File # 20-1204

Synopsis: The applicant is requesting approval of a preliminary plat for Cricket Creek Estates Plat 7

<b>Adjacent Land Use / Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Single Family Residential	R-1A
South	Single Family Residential	R-1A
East	Single Family Residential	R-1A
West	Single Family Residential	R-1A

**Analysis:**

The applicant is requesting approval of a preliminary plat for Cricket Creek Estates Plat 7. The proposed plat is to add one more lot to the subdivision. Lot 79 currently is over 22,000 square ft. The applicant is wanting to split this into two lots. The current zoning, R-1A Single Family Residential, has a 10,000 sq. ft. minimum lot size. Each of the proposed lots are 11,412 sq. ft. meeting City Code. The proposed plat also matched the easements set in the Cricket Creek Estates Plat 6 and does not require the extension of any public utilities or infrastructure.

There is a 20 ft. buffer on the western side of the lot that was recorded in 2001 with Plat 6. This proposed plat is requesting to remove the buffer area to allow a buildable lot. The buffer is along existing single family residential and is above and beyond current code. City Staff searched the minutes from the meetings approving Cricket Creek Estates and could not find any mention of the buffer or its necessity. Staff feels that the proposed plat and existing City Code provide adequate protection to the surrounding properties and does not see a need for the buffer area. 6 ft. side yard setbacks is the norm in Single Family Residential throughout town and therefore a 20 ft. buffer is not necessary in this location.

**Recommendation:**

Staff recommends approval of the preliminary plat for Cricket Creek Estates Plat 7.



130 65 0 130 Feet



**Legend**

- M-2 Zoning
- R-1A

CLARK DR

MADELYN CT

KAYLA CT

STEUTERMANN RD

MONTY VIEW

MATILDA CT

MARTINA DRIVE





50 25 0 Feet

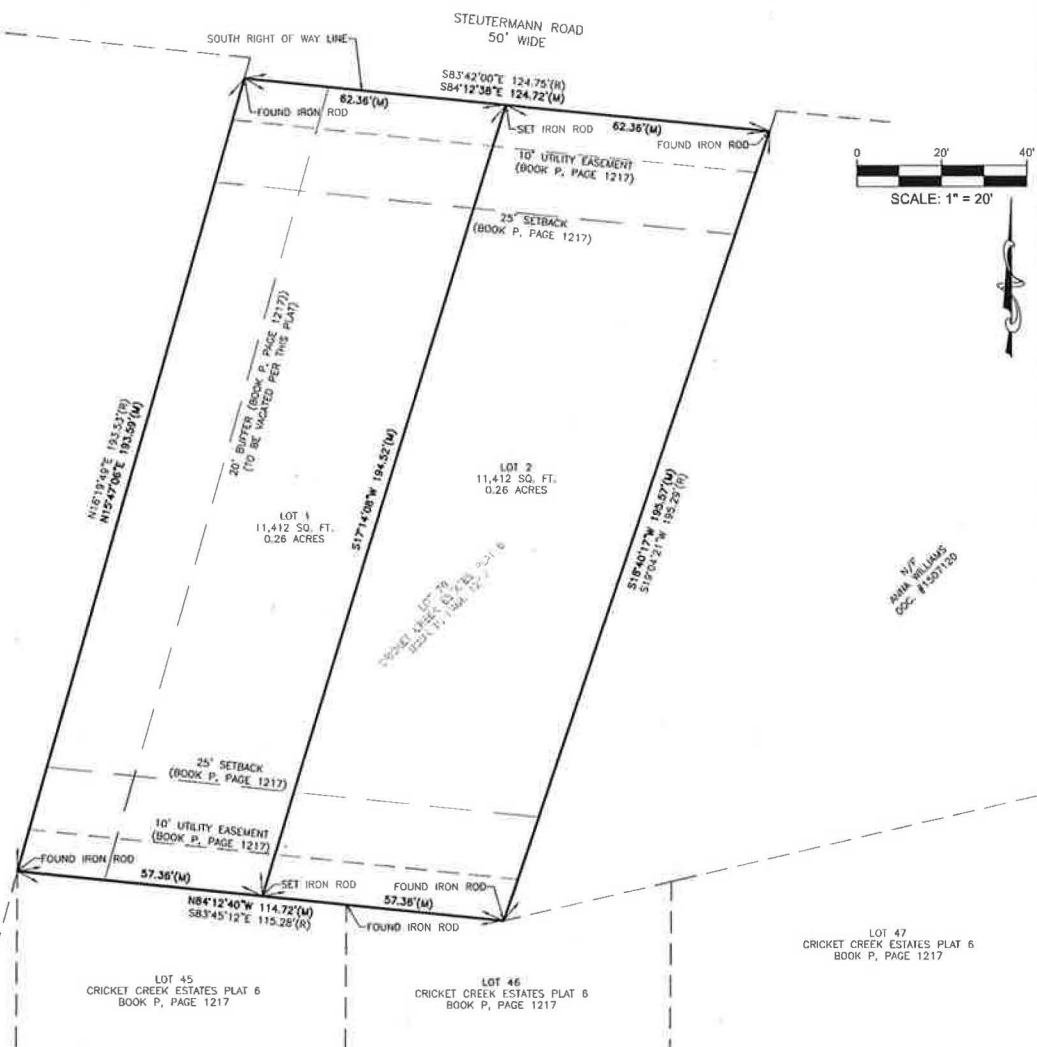
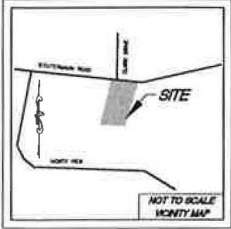
CLARK DR

STEUTERMANN RD



# CRICKET CREEK ESTATES PLAT 7

A RESUBDIVISION OF LOT 79 OF CRICKET CREEK ESTATES PLAT 6  
PART OF THE SOUTHWEST QUARTER IN SECTION 27, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF  
THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI



TERRY AND N/PT  
MAYNARD CRENSHAW  
DEC. 11/22-2003

N/PT  
ANNA WILLIAMS  
DEC. 11/22-2003

**NOTES:**

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the ModDT VRS RTK Network.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on November 12, 2020.
- M = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
- R = Recorded outboundary information as per "Cricket Creek Estates Plat 6" recorded on March 15, 2001 in Book P, Page 1217, of the Franklin County Recorder of Deeds Office.
- General Warranty Deed recorded on February 26, 2003 in Book 1520, Page 0961 of the Franklin County Recorder of Deeds Office.
- Zoning ID - Urban
- Zoning per City of Washington Zoning Map R-1A

**CERTIFICATE OF OWNERSHIP:**

I, Allen Meyer, hereby certify that I am the owner of the property shown and described hereon, and have caused the same to be surveyed and subdivided in the manner shown on this plat, and I hereby freely adopt this plan of subdivision.

The subdivision shall be known as "Cricket Creek Estates Plat 7".

The utility easements as shown hereon are hereby dedicated to the various utility companies for utility purposes.

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Allen Meyer

**CITY CLERK'S CERTIFICATE:**

I, Mary Trentmann City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "Cricket Creek Estates Plat 7", was approved by the City Council of Washington, Missouri by

Ordinance No. \_\_\_\_\_ passed and approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mary Trentmann, City Clerk

**COLLECTOR OF REVENUE'S CERTIFICATE:**

I, Douglas Trentmann, Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land belonging to and subdivided as Cricket Creek Estates Plat 7 and further state that there are no delinquent tax assessments on the aforesaid land due Franklin County, or the State of Missouri in my office.

Douglas Trentmann, Collector of Revenue  
Franklin County, Missouri

STATE OF MISSOURI )  
COUNTY OF FRANKLIN) SS

This is to certify to Allen Meyer that during the month of December, 2020 we executed a Property Boundary Survey and Subdivision Plat on all of Lot 79 of "Cricket Creek Estates Plat 6" recorded on March 15, 2001 in Book P, Page 1217, being part of the Southwest quarter of Section 27, Township 44 North, Range 1 West, of the 5th P.M., Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys of the Missouri Department of Commerce and Insurance, Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects" and meets the accuracy requirement of a Urban Survey as defined therein.

STATE OF MISSOURI )  
COUNTY OF FRANKLIN) SS

On this \_\_\_ day of \_\_\_\_\_, 20\_\_ before me personally appeared Allen Meyer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: \_\_\_\_\_

Date: \_\_\_\_\_

Mark R. Frankenberg, PLS #2365  
State of Missouri  
Registered Land Surveyor  
for Buescher Frankenberg Associates, Inc  
Corporate #0098

**Allen Meyer**  
Steutermann Rd.  
Washington, Mo  
Franklin Co. 63090

DRAWN  
A.M.B.  
DATE  
12/03/20  
JOB No.  
6493  
SHEET NAME  
CRICKET CREEK  
ESTATES PLAT 7

bfrang.com TELEPHONE: (636) 239-4751

**BFA**  
Engineering+Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

20-1204

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 Jefferson Street • Washington, Missouri 63090  
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 12-03-20

**Applicant Information:**

Name: Mark R. Frankenberg Phone: 636-239-4309

Address: 103 Elm Street Washington MO 63090

Do you own the subject property?  Yes  No

If not, please provide ownership information here:

Name: Alan Meyer Phone: \_\_\_\_\_

Address: 802 Amburgy Dr. Washington MO 63090

Name of Proposed Subdivision: Cricket Creek Estates Plat 7

Number of Lots Proposed: 2 Zoning District(s): R-1A

***Two copies of a detailed plat of the subject property must accompany this request.***

*Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.*

APPLICANT'S SIGNATURE:  
\_\_\_\_\_

APPLICANT/COMPANY NAME (Printed):  
Mark R. Frankenberg

LANDOWNER SIGNATURE(s):  
\_\_\_\_\_

LANDOWNER NAME (Printed):  
Alan Meyer