

MINUTES OF REGULAR MEETING

ST. CHARLES COUNTY PLANNING AND ZONING COMMISSION

DATE: JUNE 15, 2022

TIME: 7:00 PM

PLACE: COUNTY EXECUTIVE BUILDING
300 N. THIRD ST.
THIRD FLOOR COUNCIL CHAMBERS
ST CHARLES, MO 63301

MEMBERS PRESENT: Roger Ellis, Jennifer Bahr (attended virtually), Kevin Cleary, Chad Cornwell, Craig Frahm, Kyle Shell, Jamaal Jackson, and Terry Hollander

MEMBERS ABSENT: Tracy Boehmer

STAFF PRESENT: Robert Myers, Planning & Zoning Director; Doug Moslehi, County Planner; Jared Young, County Planner; Bryan Wise, Associate County Counselor; and Mariza Almstedt, Recording Secretary

CALL TO ORDER

Chairman Ellis called the meeting to order at 7:00 PM. Following the Pledge of Allegiance, Chairman Ellis welcomed the audience; explained the procedures for speakers; and explained the functions of the Planning and Zoning Division, the Planning and Zoning Commission and the County Council.

Chairman Ellis introduced the following documents into the record: The Unified Development Ordinance of St. Charles County (UDO), including zoning maps; and the 2030 Master Plan for St. Charles County, which includes the 2030 Future Land Use Plan Map.

Chairman Ellis noted that a quorum was present and entertained a motion to open the meeting. Commissioner Boehmer made such motion, and Commissioner Jackson seconded the motion. The motion passed by unanimous voice vote.

Chairman Ellis provided instructions for those wishing to speak at the meeting.

CHANGES TO THE AGENDA

There were no changes to the Agenda.

PUBLIC HEARINGS

I. REZONING REQUEST - 2200 FARRIS COUNTY RD

Application No: RZ22-11
Property Owner: William P. Wasielewski and Melanie Ann Wasielewski Revocable Trust
Applicant/Contract Purchaser: Darrell and Jennifer Koehler
Current Zoning: A, Agricultural District, with Floodway Fringe Overlay District (5-acre minimum lot size)
Requested Zoning: RR, Single Family Residential District, with Floodway Fringe Overlay District (3-acre minimum lot size)
2030 Master Plan: Recommends low density residential uses
Rezoning Area: 61.35 acres
Location: Located on the east side of Farris County Road, approximately 2,900 feet north of Highway 61, adjacent to Towne Park
County Council District: 1
Account No.: 297420B000

Robert Myers, Director of Planning and Zoning, provided a verbal report for Application No. RZ22-11, and discussed the long-range plans for Highway 61 the outer roads in this area. He stated that a letter of notification was sent to the Director of the St. Charles County Parks Department, as a County park borders this property to the south. County staff did not receive any comments from the County Parks Department regarding this rezoning application.

Chairman Ellis asked if the Commission had any questions for staff.

There being no questions for staff, Chairman Ellis opened the public hearing and asked the applicant or their representative to come forward.

The applicant and contract purchaser, Darrell Koehler (1932 Old Eisenbath Ln, Foristell, MO 63348); and Shane Waltermann, property surveyor (802 East Main St. Wentzville, MO 63385) were both sworn in. Mr. Koehler stated that he is looking to purchase this property and would like to turn it into a 3-acre lot subdivision with an asphalt road, and then sell those lots.

Commissioner Frahm asked Mr. Koehler what he plan on doing with the existing buildings that are already on the property.

Mr. Koehler responded that he is thinking about leaving the existing building on one of the lots.

Commissioner Cleary asked Mr. Koehler if there are any public utilities that serve this property.

Mr. Koehler responded that there are not. He said that each lot will have a septic system and a well.

Chairman Ellis asked the Commission if they had any other questions for the applicant.

With no further questions from the Commissioners, Chairman Ellis opened the public hearing and asked if anyone from the audience wished to comment on Application No. RZ22-11.

Tony Hankenwerth, 2143 Farris County Rd, Foristell, MO 63348 was sworn in. Mr. Hankenwerth stated that he lives at the end of Farris County on the opposite side, across the Wasielewski property. He stated that as a family with three little girls, he is most concerned about the intersection at Highway 61 because it is treacherous. He stated that he is not against this property being developed, but he would request that it stays at the current 5-acre minimum in order to reduce the density and keep the traffic down until the road infrastructure is there. He said that the owner will have to decide to either develop the property now and recoup his money at 5-acre lot sizes or wait until the roads are improved and get a bigger return.

Commissioner Cleary asked Mr. Hankenwerth how many acres his house is on.

Mr. Hankenwerth replied that his house is on 20.5 acres.

Jared Heacock (2097 Farris County Rd, Foristell, MO 63348) was sworn in. Mr. Heacock stated that he concurs with what Mr. Hankenwerth previously said. He added that Highway 61 is a nightmare, and if it is not fixed he will end up moving because crossing it is too dangerous. He said that bringing in 12 to 18 more homes is insane, and safety should be a concern.

Sean McLaughlin (2137 Farris County Rd, Foristell, MO 63348) was sworn in. Mr. McLaughlin stated he agrees with the previous two speakers. He said sometimes it takes five minutes or longer to pull on to the highway and adding more homes will be a huge safety concern. He asked how long this plan for the outer road has been in effect.

Marty Kirchner (2780 Carter Rd, Moscow Mills, MO 63362) was sworn in. Mr. Kirchner stated that his father was unable to attend this meeting, but he and his father own the property adjacent to the subject property. He stated that he is concerned about the amount of storm water that will be coming down from this property onto his farm, which overflows into Big Creek. He said that this is causing flooding down in the Bottoms and at other area farms. He is also concerned about the traffic.

Commissioner Frahm asked Mr. Kirchner where his property in relation to the subject property.

Mr. Kirchner responded that he owns Kirchner Farms, and it abuts the rear side of the subject property.

Commissioner Frahm asked Mr. Kirchner how much property there is back there.

Mr. Kirchner responded that he believes there is 135 acres total, but he believes there is 35 acres on that side.

Arnie C. Dienoff (PO Box 1535, O'Fallon, MO 63366) was sworn in. Mr. Dienoff stated that this is a perfect area for residential development, and there is not much of a difference between the number of homes that a 5-acre lot and a 3-acre lot would yield. He stated that MoDOT needs to upgrade Highway 61, as he agrees that it is dangerous. He stated that with recent funding from Federal and State government entities, MoDOT announced that St. Charles County would get a stipend of approximately \$191 million dollars, which should help pay for needed safety improvements throughout the County. Mr. Dienoff stated that he believes this is responsible

growth and he asked the Planning & Zoning Commission to recommend approval of this application.

Chairman Ellis asked if anyone else from the audience wished to comment on Application No. RZ22-11. There being no further audience speakers, he asked the applicant's representative to come back to the podium.

Commissioner Frahm asked County staff if measurements would be required by the County in order to prevent storm water runoff from going onto other properties during the preliminary platting phase for this property.

Robert Myers responded that for subdivisions with lot sizes of 3-acres or larger, the County does not require stormwater detention so there would not be a detention basin required for this subdivision.

Commissioner Frahm asked if they would be allowed to put a slope on the property and drain it onto someone else's property.

Robert Myers responded that the County's water quality control standards would impact the rate and flow of water runoff.

Shane Walterman stated that there will only be 17 lots in this subdivision because some of the lots are 4.5-acres in size. Trees are not going to be cleared, and the way the water runs on the property will not be changed either. Mr. Walterman stated that they are basically running a road on a hilltop and letting the property lay as it is. He said that he understands the traffic concerns along Highway 61, but this is the last developable piece of ground on Farris County Road.

Commissioner Hollander asked staff if there is a timetable for the plans that have been submitted to the County Council regarding improvements to the service roads on Highway 61.

Robert Myers responded that they contacted the County Road Board with the same question, and the Road Board contacted MoDOT. He stated that to his knowledge, MoDOT does not currently have any program funding for the widening of Highway 61, nor is there a specific timetable for improvements to the North Service Road.

Commissioner Cleary stated that typically after a project is applied for to MoDOT, then they have to present it to East-West Gateway to obtain funding and the funding is done on a priority basis followed by a bid process. He stated that he does not believe this will come to fruition for at least another five years.

Robert Myers added that the Peine Road overpass took several years to get everything put into place.

Commissioner Frahm stated that with all that he has heard regarding this, he would not buy a house in that subdivision even if there is currently a market for it.

Mr. Koehler stated that he lives off of the next exit down from this property, and he crosses Highway 61 all the time. He stated that there is no ground left in St. Charles County on 3-acre wooded lots and he feels there is a market for this.

Commissioner Frahm stated that he has driven down that road enough times to know it's risky.

Mr. Koehler stated that it may be another 10 years before an overpass is built, and it also may be 10 years before these houses are built and sold.

Commissioner Frahm stated that he is not here to judge his risk tolerance, he is just curious about what he thinks.

Mr. Koehler stated that from his research, 3-acre lots sell well in St. Charles County.

Chairman Ellis asked the Commission if they had any further questions for the applicant.

There being no further questions, Chairman Ellis closed the public hearing and asked the Commission if they had any further discussion about Application No. RZ22-11.

Commissioner Hollander stated that this property is currently zoned for 5-acre lots. Rezoning the property 3-acre lots would allow for a difference of five houses between the two zoning districts. He stated that he concurs that Highway 61 is extremely dangerous, but he does not believe that adding 12-15 more vehicles per day would make it any more or less dangerous.

Commissioner Cleary stated that when considering a development, adding more is not what always matters the most. Looking at the highest and best use for the property, along with supply and demand and other factors is what is most important.

There being no further discussion, Chairman Ellis entertained a motion to recommend approval of Application No RZ22-11. Commissioner Hollander made such motion, and Commissioner Cornwell seconded the motion.

The vote on the motion was as follows:

| | | | | | |
|----------------|-----|-----------------|-----|---------------|-----|
| Roger Ellis | Yes | Kevin Cleary | No | Jennifer Bahr | Yes |
| Chad Cornwell | Yes | Kyle Shell | No | Craig Frahm | Yes |
| Jamaal Jackson | Yes | Terry Hollander | Yes | | |

Application No. RZ22-11 was recommended for **Approval**.

TABLED AND/OR CONTINUED ITEMS

NONE

APPROVAL OF THE MINUTES FROM THE May 18, 2022 REGULAR MEETING

Chairman Ellis asked for a motion to approve the minutes from the May 18, 2022 regular meeting. Commissioner Frahm made such motion, and the motion was seconded by Commissioner Jackson. The minutes were approved by unanimous voice acclamation.

OTHER BUSINESS

I. PLANNING & ZONING DIVISION UPDATES

- Robert Myers introduced two new County Planners, Doug Moslehi and Jared Young, to the Commission.
- Chairman Ellis announced that this will be Commissioner Jackson's last in-person Planning & Zoning Commission meeting, as his job is taking him to North Carolina. The Commission and staff thanked him for his service and wished him well in his future endeavors.

ADJOURNMENT OF MEETING

Chairman Ellis asked for a motion to adjourn the meeting. The motion was made by Commissioner Shell and was seconded by Commissioner Hollander. The meeting adjourned at 7:38 PM.

Respectfully submitted by:

Roger Ellis, Chairman

Tracy Boehmer, Secretary