

MINUTES
MASTER PLAN STEERING COMMITTEE MEETING
ST. CHARLES COUNTY
November 29, 2018

The November 29, 2018, meeting of the St. Charles County Master Plan Steering Committee was held at the St. Charles County Police Department, 101 Sheriff Dierker Court (Briefing Room), O'Fallon, Missouri.

MEMBERS PRESENT:

Vice-Chairperson Luanne Cundiff, Mike Elam, Jennifer George, David Gipson, Marc Gottfried, John Greifzu, Bart Haberstroh, Michael Hurlbert, Matthew Jaspering, Mike Klinghammer, Daniel Kluesner, Jeanette Koechner, David Leezer, Shelley Machens, Sandra Meranda, Keith Schneider, and John Schulte.

MEMBERS ABSENT:

Chairperson Nancy Matheny, Keith Arbuckle, Julie Feast, and John Lamping.

COUNTY STAFF PRESENT:

Joann Leykam, Robert Myers, Mark Price, Pinar Turker, and Jhima Brock

OTHERS PRESENT:

Arnie C. Dienoff, public

Vice-Chairperson Luanne Cundiff called the meeting to order at 4:04 PM.

Luanne Cundiff called for a motion to approve the minutes from the October 25, 2018 meeting. Mike Elam made and Keith Schneider seconded a motion that the minutes be approved. The motion was approved unanimously.

Welcome and Process Recap

Luanne Cundiff welcomed Steering Committee members and provided a brief overview of the agenda.

Overview of draft 2030 Master Plan

Michael Hurlbert provided an overview of a complete draft 2030 Master Plan provided in advance to Steering Committee members. Mr. Hurlbert stated that each chapter would be briefly reviewed at today's meeting with updated changes highlighted. The intent is to present a draft 2030 Master Plan to the Planning and Zoning Commission at the Commission's December 19, 2018. The Steering Committee's recommendation would then be forwarded to the County Council along with Planning & Zoning Commission comments. The Steering Committee has a meeting tentatively scheduled for December 27, 2018 but would convene only if the Planning and Zoning Commission would recommend substantial changes.

Michael Hurlbert stated that formatting of the draft 2030 Master Plan is being finalized. Mr. Hurlbert stated that the draft has been divided into two parts -- the plan and an appendix. The 2025 Master Plan and appendix, which were bound together, comprises 365 pages. The 2030 Master Plan, at 86 pages, will be more user friendly and easily accessible. The appendix will be available upon request and online.

Mr. Hurlbert reviewed the vision, goals, and strategies of each chapter (Demographics, Economy, Community Facilities and Services, Transportation, Natural Resources, Land Use, Housing, and Future Land Use) and the 2030 Future Land Use Map presented at the October 25, 2018 Master Plan Steering Committee Meeting.

Mr. Hurlbert next provided for discussion a 2030 Future Land Use Map Alternative with an amended boundary between future agricultural (minimum five acre) and rural residential (minimum three acre) land uses. Discussions have taken place at recent County Council meetings about which areas in the southwestern portion of the County should be designated for future rural residential land uses versus agricultural land uses. The fact that so many three-acre rural subdivisions already exist in areas designated for future agricultural land uses has prompted preparation of this map moving the boundary further south to incorporate the majority of existing rural residential subdivisions and adjacent vacant lands.

Robert Myers commented that the 2030 Future Land Use Map alternative presented by Mr. Hurlbert would only be effective for areas under the County's zoning jurisdiction, and any lands depicted on the map subsequently annexed by municipalities would fall under the plans and zoning of that jurisdiction.

Marc Gottfried stated that as a resident he wants to maintain the rural and agricultural character of the southwestern portion of St. Charles County.

Mike Elam stated that most of the growth in St. Charles County is occurring in the western portion along Highway Z to Highway N. As developers purchase land for residential subdivisions, one concern expressed by County Council members is that municipalities will begin aggressively annexing land south of Highway N. He would like to see rural residential land uses extended further south of Highway N to act as a buffer to discourage municipal annexation over extended into rural areas.

Mike Klinghammer stated that urban sprawl will continue to happen as people relocate. Municipalities find annexation of large tracts of land in unincorporated areas more appealing than annexing many small tracts.

Marc Gottfried stated that he encourages controlled development.

Mike Klinghammer stated that allowing a band of 3-acre residential developments extending south from Highway N would likely provide a southern boundary for municipal growth.

David Gipson stated that he agrees that the Urban Service Area boundary as shown on the 2030 Future Land Use Map is accurate. The City of Wentzville's planning area ends near Buckner Road. He stated that the City of Wentzville is not going to build another wastewater treatment facility

anywhere on the south side of town, and the Duckett Creek Sanitary District currently does not have a sewage treatment facility to serve the area south of Highway N. Consequently, the City of Wentzville has no desire to annex there.

Michael Hurlbert responded that as development occurs down the Highway N corridor, pressure will increase on Duckett Creek Sanitary District to provide sanitary sewer service south of Highway N.

Vice Chairperson asked if exceptions to the Future Land Use Map could be made in the future. She asked about preventing a “checkerboard” development pattern.

Mike Klinghammer responded that there is a procedure for making exceptions, however it depends on the willingness of County Council members to follow the Master Plan. And regardless of how vested elected officials are in the Plan, each election brings the possibility that different ideas and policies will be implemented. The “buffer zone” concept should work.

Mike Elam stated that the County Council and the Planning and Zoning Commission would like consistency and clarity on the demarcation lines.

John Schulte asked if natural conditions of the area would support septic systems on 3-acre as opposed to 5-acre lots.

Marc Gottfried stated that to his knowledge most properties with onsite sanitary sewer service have standard systems.

Mike Klinghammer stated that preserving the rural character is important.

The Committee verbally agreed to accept and incorporate the rural residential alternative map presented by Mike Hurlbert with the addition of a small area between Highway D and Calloway Fork as rural residential, plus adding a small area in the Saddleback area near Highway F which is shown on the map as already surrounded on three sides by rural residential.

Michael Hurlbert next provided an update on the Thoroughfare Plan. Mr. Hurlbert stated that changes were made based on consultations with the departments involved in St. Charles County transportation.

John Greifzu asked that Flatwoods Road located north of Highway Y be removed from the Thoroughfare Plan. There is no valid reason to have that road included, and his understanding was that it had been removed from the draft Thoroughfare Plan.

Robert Myers elaborated on the basis for preparing the Thoroughfare Plan. The Plan incorporates input from a County-wide traffic model projecting through the year 2040 which is based on future population and employment assigned to more than a hundred traffic analysis zones. And the overall population and employment distributed to these zones reflects the overall population and employment forecasted by the draft 2030 Master Plan.

Steering Committee Discussion

Jeanette Koechner asked whether the plans of other counties, such as Lincoln County, will floodplain in St. Charles County.

Michael Hurlbert responded that he has not seen Lincoln County’s Master Plan and so was unable to comment at that time.

Recommended action to the County Council

Vice-Chairperson Luanne Cundiff asked for a motion to recommend that the County Council approve the complete draft 2030 Master Plan, including the amendments agreed upon at the meeting.

David Leezer made and Sandra Meranda seconded this motion. Upon a vote the motion passed unanimously.

Next Steps

This is the last official Master Plan Steering Committee Meeting. The Steering Committee meeting tentatively scheduled for December 27, 2018 will be cancelled unless the Planning & Zoning Commission recommends major changes requiring further consideration.

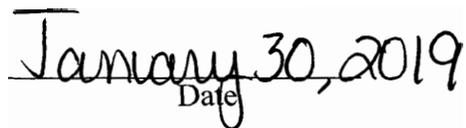
The Planning and Zoning Commission will meet on December 19, 2018 to review the draft 2030 Master Plan. Assuming the Commission will make a recommendation at that meeting, the 2030 Master Plan would be submitted to the County Council on January 7, 2019.

Meeting Adjournment

Vice Chairperson Luanne Cundiff asked for a motion to adjourn the meeting. The motion was made by Marc Gottfried and seconded by Mike Elam. The meeting adjourned at 5:09 PM.

Respectfully submitted by:


Nancy Matheny, Chairperson


Date