

Planning & Zoning Commission  
September 1, 2020 at 6:30 pm  
Regular Meeting  
City Council Chambers

In attendance: Jim Hull, DeAnna Martin, Chris Livingston, Aaron Widhalm, Larry Rosanbalm, John King  
Absent: Brian Bunch  
City Staff: Kristen Ayers, Missy Gentry  
Other: Josh Wilson, Tim Long

Jim Hull declared a quorum.

Chris Livingston made a motion to approve the consent agenda, including minutes, seconded by Larry Rosanbalm. Vote as follows: Jim Hull aye, DeAnna Martin aye, John King aye, Chris Livingston aye, Aaron Widhalm aye, Larry Rosanbalm aye.

1. Public Hearing: Rezoning of 15 acres from Agricultural (A) to Single Family Residential (R-1)  
Location: South West corner of 163rd St and Lexington Rd.  
Applicant: Josh Wilson

Larry Rosanbalm made a motion to open the hearing, seconded by Aaron Widhalm. Vote as follows: Jim Hull aye, DeAnna Martin aye, John King aye, Chris Livingston aye, Aaron Widhalm aye and Larry Rosanbalm aye.

City comment given by Kristen Ayers: The applicant has presented an application for rezoning of a 15 acres tract of land located at the Southwest corner of 163rd Street and Lexington Road. The application submitted meets the requirements per the UDC in regards to the rezoning. It was noted that the application did specifically state the developer was planning on utilizing on-site sewer (septic system) which is not permissible per the UDC for the R-1 zoning classification. Other than this concern the City did not have any issues in regards to the rezoning application.

Applicant comment given by Josh Wilson: Josh stated his intent was to develop this tract of land into five (5) three (3) acre tracts with access to each lot from 163rd Street. He stated he had intended on utilizing on-site sewer (septic system) as the closest location to tap into the public sewer system is located on the Northwest side of the Catholic Church.

Jim Hull questioned if the house located to the south of this location is on septic or public sewer. It was unknown as of this meeting.

Public Comment: Tim Long spoke as a representative of the Catholic Church. Their concern was if the developer was required to tap into the public sewer system would it be accessed through their property?

Jim Hull stated that would not be known until the preliminary plat submission and would be discussed at that time.

Commission comment: Larry Rosanbalm questioned if the lots to the North of this location were developed commercially how would public sewer be connected?

Kristen Ayers stated that the developer would be responsible for the connection to the public sewer at that time.

Jim Hull questioned again where the closest sewer connection was. Missy Gentry stated that after speaking with Tony Bakken, Public Works Director, it is near the southwest corner of the school lot near the Catholic Church.

John King reiterated that at the joint meeting with City Council on 08/24/2020, it was expressed that there was a great desire to connect all new developments to public sewer.

Chris Livingston made a motion to close the hearing, seconded by DeAnna Martin. Vote as follows: Jim Hull aye, DeAnna Martin aye, John King aye, Chris Livingston aye, Aaron Widhalm aye, and Larry Rosanbalm aye.

Additional discussion: Jim Hull reiterated that that UDC referenced public sewers as a requirement in an R-1 zoning.

Chris Livingston questioned if the sewer line was capable of handling this development as well as if the hydrants, curbs, sidewalks and storm drains would be addressed. Kristen Ayers stated that would be discussed at the time of the preliminary plat review.

Josh Wilson asked if the curbs, sidewalks and storm drains were being required everywhere? John King stated they were being more mindful of these items as in the past it has not been addressed and now we are having to complete items that were not handled at that time.

John Wilson questioned if septic was allowed anywhere inside city limits. Kristen Ayers responded that it was permissible in an RS zoning district which is lots of 3 acres or more. However, the Future Land Use Map does not call for the RS zoning district anywhere within city limits.

Larry Rosanbalm made a motion to recommend approval of the rezoning application, seconded by Aaron Widhalm. Vote as follows: Jim Hull aye, DeAnna Martin aye, John King aye, Chris Livingston aye, Aaron Widhalm aye and Larry Rosanbalm aye.

## 2. Other:

Kristen Ayers gave a brief overview of pending applications currently in the Community Development department. There are currently 2 street frontage variance applications set to be heard before the Board of

Zoning Adjustments, 1 additional rezoning application, 1 minor subdivision application, and 2 commercial site plan reviews. She will keep the Commission updated at each monthly meeting as to what is active in the Community Development department.

Jim Hull expressed concern with the road conditions in Hunters Ridge subdivision. Kristen Ayers stated that the plan that was developed was to patch the streets at this time until the developer was complete with his work. Once he is completed the plan is to overlay that street removing everything to the base, lay baserock and then asphalt the street. Jim Hull asked where this was going to be. Kristen Ayers stated at this time she believed it was only for Lexington Rd but would reach out to Tony Bakken to confirm.

Chris Livingston made a motion to adjourn the meeting, seconded by DeAnna Martin. Vote as follows: Jim Hull aye, DeAnna Martin aye, John King aye, Chris Livingston aye, Aaron Widhalm aye, Larry Rosanbalm aye.

Missy Gentry  
City of Pleasant Hill, MO