

RECORD OF PROCEEDINGS

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING
CITY OF BALLWIN – 300 PARK DR
May 2, 2016**

The meeting of the Planning and Zoning Commission was called to order by Chairman Weaver at 7:00 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver
Secretary Lisa Zimmerman
Commissioner Tracy Bolte
Commissioner Lynn Goetz
Commissioner Frank Karr
Commissioner Chad Silker
Commissioner Mike Utt
Commissioner Vern Young
Mayor Tim Pogue

Assistant City Administrator/City Planner Thomas Aiken
City Attorney Robert E. Jones

ABSENT

Alderman Mark Stallmann

Approval of Minutes

A motion was made by Mayor Pogue and seconded by Commissioner Bolte to approve the minutes of the March 7, 2016 meeting of the Planning & Zoning Commission as submitted. The motion received unanimous approval from the Commission members present.

SUB 16-02 Subdivision

Jacob Lane Lot Split, 104 Jacob Lane, Ballwin MO 63021

Petitioner: Ms. Jeannie Aumiller, McBride Bluebird LLC, 16091 Swingley Ridge Rd #300, Chesterfield MO 63017

Chairman Weaver asked if there was anyone to represent the petitioner. City Planner Aiken said that McBride submitted the proposal, but as he explained in the petition review report, it is really an internal housekeeping formality. The City of Ballwin de-annexed the western portion of the lot, which was subsequently annexed by Ellisville and became part of a development there. Since it is technically a subdivision of the site, this process was necessary so that the remaining parcel that is still in Ballwin has clear title and can be transferred or developed in the future.

Chairman Weaver opened the public hearing, and asked if anyone wished to speak in opposition to Petition SUB 16-02. No one came forward. Chairman Weaver asked if anyone wished to speak in favor of the petition. No one came forward, and Chairman Weaver closed the public hearing.

Mayor Pogue made a motion to recommend approval of Petition SUB 16-02 to the Board of Aldermen. Commissioner Goetz seconded the motion, which received unanimous approval from the commission members present.

SUB 16-03 Subdivision

Arbors at Reinke, 728 Reinke Rd, Ballwin MO 63021

Petitioner: Mr. Jeremy Roth, McBride Reinke Rd LLC, 16091 Swingley Ridge Rd #300, Chesterfield MO 63017

Ms. Jeannie Aumiller of McBride & Son Homes, addressed the Commission, requesting preliminary plot approval for the subdivision petition. Ms. Aumiller said that McBride is not requesting a zoning change or any variances. She said the proposed lot sizes are consistent with the surrounding neighborhood. Ms. Aumiller said McBride is offering moderate housing options which have sold very well in the West St. Louis county area.

Ms. Aumiller introduced Jennifer Balsley, senior project coordinator for McBride & Son Homes. Ms. Balsley described the site and surrounding neighborhood. She pointed out that McBride is proposing to install raingardens in the front yard. Raingardens are typically placed in the back of the lot, but since stormwater runoff for this site drains from back to front, they are proposing front yard raingardens. They intend to plant Missouri native flowering plants. Ms. Balsley showed photos of what the raingardens would look like.

Ms. Balsley spoke about the home elevations and styles that will be offered. Commissioner Zimmerman asked about the square footage. Ms. Balsley said the homes will range in size from 1500 sq. ft. to 2900 sq. ft. Commissioner Zimmerman noted that all the elevations show front-facing garages. Ms. Balsley said that the lot sizes preclude side-entry garages. Chairman Weaver asked if the petitioner is aware that the City of Ballwin prefers that the garage is not the foremost wall on the building. Ms. Balsley said that the petitioner is aware of the City's preferences. Ms. Aumiller said that the footprints shown on the lot are not necessarily representative of those of the homes. She said on most of the homes, the garage is bumped out a little bit, but McBride offers front porches to offset that.

Chairman Weaver asked if the petitioner is aware that Village Creek Drive is being repaved in the summer of 2016, and that the petition review report recommends that the developer agree to bore utility laterals under Village Creek Drive and Reinke Rd. if the roadwork has been completed before the utility work is done. Ms. Aumiller said McBride's land development department is aware of that and will comply with the conditions of the staff report. It is in their budget to bore under the street if necessary.

Chairman Weaver asked about the styles of homes in the surrounding neighborhood. Ms. Aumiller said they are mostly ranch homes, but there are some split-levels and two story homes in the area as well. Chairman Weaver asked if the petitioner will limit the number of two story homes for this subdivision. Ms. Aumiller said they will let the market dictate what models are built. She said McBride's policy does not allow the same model elevation and color siding to be built next to each other.

Commissioner Zimmerman noted that the petition review report recommended not having all six homes be two stories. Ms. Aumiller said the petitioner strongly opposes that. She said it would be difficult to limit consumer options on such a small site. Mayor Pogue agreed with the petitioner on this point. The surrounding neighborhood does have similar elevations.

Chairman Weaver asked if the petitioner is aware of the fee in lieu of recreational space. Ms. Aumiller said that fee has been built into the budget. Chairman Weaver asked about the mature trees at the back of Lots 1, 2, and 3; does the petitioner plan to retain them? Ms. Aumiller said the petitioner believes they should stay, and will protect them along the drip edge.

Commissioner Bolte asked about the plan for maintenance of the raingardens. Ms. Aumiller said the petitioner will include a regulation in the indentures that the homeowner's association will maintain them. Mayor Pogue noted that the photos shown of typical raingardens showed standing water. Ms. Balsley said that the photos were taken just after it rained. The raingardens typically drain within a few hours. Chairman Weaver asked if street trees will be located within the raingardens. Ms. Aumiller said the petitioner believes there is enough room outside of the raingardens, in the right-of-way.

Commissioner Zimmerman asked about a timeline for development. Ms. Aumiller said in the best case, development would begin in the fall, with home construction beginning at the end of the year. Worst case, vertical construction would begin in the spring.

Commissioner Goetz asked how much the elevation of the property falls from back to front. Mr. Mike Boerding of Sterling Engineering said it is approximately 8 feet.

Chairman Weaver opened the public hearing, and asked if anyone wished to speak in favor of the petition. No one came forward. Chairman Weaver asked if anyone wished to speak in opposition to Petition SUB 16-03.

Ms. Debbie Dirckx-Norris, 306 Village Creek Dr, is concerned that the petitioner will not comply with the recommendations of the petition review report and the Comprehensive Plan. She asked if the street will be open during construction. Chairman Weaver said the street will remain open and the petitioner must keep the streets clean and clear. Ms. Dirckx-Norris asked for clarification of the recreational fee in lieu of dedication. Chairman Weaver explained what that meant.

Ms. Sue Wangrow, 273 Village Creek Dr, said her lot abuts the proposed Lot 6. She is concerned that if a two-story home is built on Lot 6, she will lose privacy if people can look down into her property from second story windows. Commissioner Zimmerman asked if the elevations have windows on the side. Ms. Aumiller said that many of the models do have windows on the side to allow natural light into the home. Mayor Pogue asked if the petitioner would be willing to restrict Lot 6 to a ranch style home. Ms. Aumiller proposed that there would be no windows on the second story on that side if a two-story home is built.

Mr. Adam Meier, 268 Aspen Village Dr, said he is the head trustee of the subdivision. He said he welcomes the development, but is concerned that the name of the subdivision will be confusing for visitors. He asked that the petitioner respect the existing neighborhood in aesthetics. Ms. Aumiller said the petitioner is not proposing a monument sign for these six lots. She offered to exchange numbers if he has further concerns.

No one else came forward, and Chairman Weaver closed the public hearing.

Commissioner Silker asked about fencing. Ms. Aumiller said the petitioner will not provide fencing on the lots; that will be up to the homeowner. However, the indentures will limit the type of fencing that can be constructed. Their typical indentures limit fencing to 4' in height, and materials to wrought iron, simulated wrought iron, vinyl, and wood.

Commissioner Zimmerman asked about seeing floorplans for the models offered. Ms. Aumiller said they were not requested as part of the submittal. Commissioner Zimmerman said the City typically doesn't allow the garages to be more forward than the rest of the house. City Planner Aiken said that isn't an ordinance requirement; it's simply a recommendation of the Comprehensive Plan. There have been homes built that have the "snout" garages since the adoption of the Plan.

Mayor Pogue made a motion to send a positive recommendation to the Board of Aldermen for Petition SUB 16-03, with the following provisions: The petitioner follow all staff recommendation for subdivision requirements; that if the street overlay is completed, the utilities will be bored; raingardens will be properly sized, approved by MSD, and maintained by the HOA; the petitioner pay the fee in lieu of recreational space; vary the siding colors/materials; provide street trees; no windows on the second floor of Lot 6. Commissioner Utt seconded the motion, which received unanimous approval from the commission members present.

Other Business

Chairman Weaver asked if there will be a meeting in June. City Planner Aiken said there are two items for the June agenda.

Adjournment

Commissioner Goetz moved to adjourn the meeting. Commissioner Silker seconded the motion, which received unanimous approval from the commission members present. The meeting was adjourned at 7:45 p.m.

Mark Weaver, Chairman
Planning & Zoning Commission

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