

RECORD OF PROCEEDINGS

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING
CITY OF BALLWIN – 300 PARK DR
December 4, 2017**

The meeting of the Planning and Zoning Commission was called to order by Chairman Weaver at 7:02 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver
Commissioner Tracy Bolte
Commissioner Lynn Goetz
Commissioner Olivia Pieknik
Commissioner Chad Silker
Commissioner Mike Utt
Alderman Ray Kerlagon
Mayor Tim Pogue

Assistant City Administrator Andy Hixson
City Engineer Gary Kramer
City Attorney Robert E. Jones

ABSENT

Secretary Lisa Zimmerman
Commissioner Vern Young

Approval of Minutes

A motion was made by Commissioner Bolte and seconded by Alderman Kerlagon to approve the minutes of the September 7, 2017 meeting of the Planning & Zoning Commission as submitted. The motion received unanimous approval from the Commission members present.

Capital Improvement Plan Budget

Ms. Denise Keller, Finance Officer for the City of Ballwin, presented the 2018 Capital Improvement Plan Budget (CIP) to the Planning & Zoning Commission for review per Section 89.380 of the Revised MO Statutes, which states that all improvements to land, infrastructure and public facilities are to be reviewed by this commission before being approved by the Board of Aldermen.

The City of Ballwin CIP only includes true capital projects. These are defined as: land and building acquisition, major land and building improvements with a cost of \$250,000 or more, and systems reconstruction or replacement with a cost of \$250,000 or more. We also include all major street, culvert and bridge reconstruction projects that are partially offset by federal grants.

The most significant project in this Plan is the replacement of the Government Center. Design work is well underway, and construction is scheduled to commence in the spring of 2018. Expenses of \$2,710,861 are anticipated in 2018. A transfer of fund balance from the operating fund will completely offset the cost of the project next year. This fund balance has accumulated since 2014 through a legislative commitment established by the Board for the express purpose of this project. Total expected cost is \$3.5 million, which includes a 10% construction contingency.

Public Works will have two major projects in the construction phase during 2018. Replacement of the Ries Road culvert and Ramsey Lane culvert are both federal projects for which the City will receive matching funds of 80% of the original estimated costs. The Ries Road culvert had originally been scheduled for con-

struction in 2017 but was delayed due to easement acquisition issues. The City will also be submitting an application for federal funding for the resurfacing of New Ballwin Road at a cost of \$7,000.

Expenditures for Ries Road are estimated at \$860,000 and expenditures for Ramsey Lane are estimated at \$754,600. Revenue from federal reimbursements will total \$1,200,480 leaving a net cost to the City of \$421,120.

Major improvements to the North Pointe Aquatic Center are planned for the 2018 budget year. The "Bucket Falls" water play structure will be replaced with updated equipment and the splash pad will be expanded to include more play features and a shade structure. Cost for this project will be offset by a Municipal Parks grant, leaving a net cost to the city of \$315,000.

Two important planning initiatives are being funded next year. A Parks Master Plan will be commissioned to identify the current and future needs of the community as it relates to park spaces, recreation facilities and activity centers. Public meetings will be held to solicit input from residents and other members of the community. The cost is expected to be \$100,000, offset by a small grant.

The Comprehensive Community Plan was last updated in 2007. Typically these plans are revised on a ten year cycle. As with the Parks Master Plan, input from the community will be solicited by means of focus groups, public meetings and other venues to determine community development priorities over the next decade. The objective is to provide a framework for decision making related to land use, subdivision and land development as well as public policy to guide the orderly growth and development of the community. Budgeted cost for this plan is \$135,000. Both of these plans are included in the CIP because of their long-term focus and their potential impact on future capital expenditures.

The proposed 2018 Capital Improvement Plan includes an allocation of \$618,400 in revenue from our ½ cent Capital Improvement and Park Sales Taxes to supplement federal and local grants. Additionally, recreation escrow of \$195,831 will be applied.

Although expenditures exceed revenues by nearly \$211,000 in 2018, this fund will begin the year with fund balance of \$217,554 due to the delay in the Ries Road culvert project. The fund will end 2018 with a small fund balance of \$6,615.

The five year capital improvement plan encompasses a number of projects in years 2019 – 2022. Plans for parks projects are subject to change based on the results of the Parks Master Plan. Projects eligible for matching federal funds are the resurfacing of Holloway Road and New Ballwin Road.

Chairman Weaver made a motion to approve the Capital Improvement Plan Budget. Alderman Kerlagon seconded the motion, which received unanimous approval from the Commission members present.

SUE 17-04 – Special Use Exception

*Missouri American Water Radio Read Antennas Phase 2
PROWs near 870 Woods Mill Rd and 12 Reinke Rd, Ballwin MO 63021
Petitioner: Mr. Matt Lueders, 727 Craig Rd, St Louis MO 63141*

Mr. Pete Maschner, Operations Manager for Missouri American Water, addressed the Planning & Zoning Commission on behalf of the petitioner, and introduced Jeremy Lindley with Civil Design Incorporated. He said he is overseeing Phase 2 of the deployment of DCU installations in St Louis County.

Mr. Lindley stated that a number of sites were approved by the Planning & Zoning Commission and Board of Aldermen earlier in 2017; however, one of the property owners raised concerns about the placement. That site was relocated from 426 Steepleton Dr to Reinke Road. Missouri American Water engineers also worked with the City of Ellisville in the placement, as Reinke Road is shared by Ballwin and Ellisville. The design was incorporated in the new design of Reinke Road and the Ruppel Farm development.

The site on Woods Mill Rd was not originally in Ballwin. Missouri American Water was unable to find a good location on the St. Louis County side of 141.

Commissioner Goetz noted that the location is near high voltage power lines. Will that cause problems? Mr. Lindley said a 10-20 foot “clear zone” is maintained. Chairman Weaver asked how many homes are read by the units. Mr. Lindley said the devices generally cover one square mile.

City Attorney Jones asked if both installations would be on new poles. Mr. Lindley said yes. Mr. Jones also asked for clarification of the address of the pole located on Reinke Road.

Commissioner Bolte asked if the placement would impact the roadway layout of Reinke Road. Assistant City Administrator Hixson said the plans were sent to Missouri American Water, and is being taken into account.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of Petition SUE 17-04. No one came forward. Chairman Weaver asked if anyone wished to speak in opposition to the petition. No one came forward and Chairman Weaver closed the public hearing.

Chairman Weaver made a motion to recommend approval of Petition SUE 17-04 to the Board of Aldermen. Mayor Pogue seconded the motion, which received unanimous approval from the Commission members present.

Other Business

Assistant City Administrator Hixson stated that there will not be a Planning & Zoning Commission meeting in January due to lack of agenda items.

Adjournment

Commissioner Pieknik moved to adjourn the meeting. Alderman Kerlagon seconded the motion, which received unanimous approval from the commission members present. The meeting was adjourned at 7:30 p.m.

Mark Weaver, Chairman
Planning & Zoning Commission