



City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: January 24, 2020

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 - A) Petition #20-01-01. Petition of Autumn View Apartments, LLC for approval of (1) Rezoning from PRD Planned Residential District (an obsolete zoning designation) to (2) C-5 Planned District Commercial with (3) Associated Site Development Plan, to allow the construction and operation of a multi-family residential apartment complex at the location known and numbered as 16216 Autumn View Terrace Drive, within the PRD (now obsolete zoning designation) Zoning District of the City of Ellisville.
7. ADJOURNMENT

PLANNING AND ZONING COMMISSION MEETING SUMMARY

1. **CALL TO ORDER:** Chairman Boggs called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Burtelow led the Pledge of Allegiance.
3. **ROLL CALL**

Present

Absent

Chairman Boggs
John Ellebrect
Rajiv Gupta
Nancy Bengtson
Jim Burtelow
Sandie McGrath
Marilyn Niebling
Al Tamulaitis
Rob Compton
Cindy Parnell, Assistant City Attorney

A quorum was present for the meeting.

Also present were City Planner Hood, Councilmember Reel, and Mayor Roemerma

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Ellebrecht to approve the Agenda as written and was seconded by Commissioner Bengtson. The votes were as follows:

Aye

Nay

Abstain

Absent

Chairman Boggs
John Ellebrect
Rajiv Gupta
Nancy Bengtson
Jim Burtelow
Sandie McGrath
Marilyn Niebling
Al Tamulaitis

Rob Compton

5. **APPROVAL OF MINUTES**

A motion was made by Commissioner Compton to approve the December 11, 2019, Regular Meeting Minutes as written. Commissioner Niebling proposed an amendment to the minutes correcting the spelling of her last name. It was seconded by Commissioner Ellebrect.

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Boggs John Ellebrecht Rajiv Gupta Nancy Bengtson Jim Burtelow Sandie McGrath Marilyn Niebling Al Tamulaitis Rob Compton			

7. PUBLIC HEARING

Petition #20-01-01. The petition of Autumn View Apartments, LLC for approval of (1) Rezoning from PRD Planned Residential District (an obsolete zoning designation) to (2) C-5 Planned District Commercial with (3) Associated Site Development Plan, to allow the construction and Operation of a multi-family residential apartment complex at the location known and numbered As 16216 Autumn View Terrace Drive, within the PRD (now an obsolete zoning designation) Zoning District of the City of Ellisville.

Assistant City Attorney Parnell read the exhibit list.

- Exhibit 1 Certified copy of Municipal Code
- Exhibit 2 Zoning District Map
- Exhibit 3 Comprehensive Plan
- Exhibit 4 Notice published in *The Legal Ledger* on December 23, 2019
- Exhibit 5 Notice published in *The Countian* on December 24, 2019
- Exhibit 6 Public Posting of Notice on December 27, 2019
- Exhibit 7 Letter mailed to abutting property owners within 185 feet on December 26, 2019.
- Exhibit 8 Application Cover Sheet
- Exhibit 9 Application for Rezoning, with attached plans
- Exhibit 10 Application for Planned Development, with attached plans
- Exhibit 11 Application for Site Plan Review, with attached plans
- Exhibit 12 Letter from Bernard Raemy to City Planner
- Exhibit 13 Grimes Consulting Cost Estimate dated December 3, 2019
- Exhibit 14 Traffic & Parking Technical Memorandum dated November 21, 2019
- Exhibit 15 Terraspec Landscape Plan Review dated November 15, 2019
- Exhibit 16 E-mail from Ken Keitel to City Planner dated December 15, 2019

Exhibit 17 City Planner's Memo dated January 2, 2020

Exhibit 18 City Planner's Memo dated January 6, 2020

Chairman Boggs opened the Public Hearing and Planner Hood and the applicants were sworn in.

Planner Hood gave a summary of the project at 16216 Autumn View Terrace. Hood said that the applicant is proposing to rezone this property to Planned Commercial C-5 and build an apartment complex consisting of 6 new buildings, a clubhouse, and a pool. Planner Hood stated that the development is consistent with the Comprehensive Plan and would be limited to multi-family residential. Hood stated that the plan meets the minimum requirements set forth in the City's Ordinance. The City's third party traffic consultant's report stated that it will not result in any significant negative impacts related to traffic, sight distance, circulation or parking. Planner Hood said that the applicant will need to revise their lighting plan to comply with all lighting requirements.

Jim Wisler, Consulting Engineer, said he was present to answer any questions and summarized the project as well. Commissioner Compton asked if anyone had considered enclosing the stairwells. The builder spoke and stated that it is an upscale project and he likes the look but could consider a closed stairwell if necessary. Commissioner Bengtson asked if there were any parking garages. The applicant stated that there are 18 garages and 60 carport spaces. Commissioner Niebling asked if the applicant would consider more trees on the east side hill. Applicant stated that he would be willing to work with staff on that. Commissioner McGrath asked if sod might be a better idea than seed and straw on the hillside. Also asked about a play area for small children. Applicant stated there is not one planned at this time. Commissioner Tamulaitis voiced concerns over the lack of pedestrian access to the road. Commissioner Gupta expressed concerns over traffic cutting through the area.

Ryan Olson, 16303 Autumn View Terrace: Opposed. Has concerns about increased traffic and displacing wildlife.

Jared Hux, 2277 Cimson View Drive: Opposed. Concerned about traffic and wildlife.

Eric Sturman, Wildwood resident: Opposed

James Hamilton, 16264 Autumn View Terrace: Opposed. Apartments to be built within 185 feet of his home. Doesn't see a need for more apartments and never thought that this space would be occupied when he bought his home.

David Landsbaum, Wildwood Resident: Opposed

Michel LaRosa, Wildwood Resident: Opposed

Cardyn Alvarez, Wildwood Resident: Opposed

Matt Gassel, 16309 Autumn Crest Ct: Opposed. Concerned with the number of apartments already in the area surrounding his property. Also has safety and traffic concerns.

Ryan Payne, 2290 Downey Terrace Drive: Opposed. Safety concerns for his young children playing outside.

Amy Abbott, 2205 Crimson View Drive: Opposed. Concerned about the increase in traffic when adding this number of families in an apartment complex. Also has concerns about the height of the new buildings.

Rachel Cook, 16315 Autumn View Terrace Drive: Opposed. Doesn't think other complex's in the area are at capacity and this is not needed.

Paul Stafford, Wildwood resident: Opposed.

Catie Rogan, 2288 Crimson View Drive: Opposed. Has concerns about the increase in traffic.

Rick Erdtmann, Wildwood resident: Opposed.

Catherine Worley, 2317 Crimson View Ct: Opposed. Has concerns about the increase in traffic. Thinks it poses a safety concern.

Pam Edmonds, Wildwood resident: Opposed.

Jamie Bretz, 2329 Crimson View Ct: Opposed. Grew up in the area. Will now have a view of apartments in their backyard. Also has traffic and safety concerns.

Carrie Kaver, 16308 Autumn View Terrace: Opposed. Traffic concerns

Dean Voigt, 16302 Autumn Crest Ct: Opposed. Stated that the subdivision pays the highest property taxes. Would rather have villas built there. Fears deterioration of apartment complex.

John Erdel, 2280 Crimson View Dr: Opposed to rezoning to Commercial.

Wayne Chauncey, 16289 Autumn View Dr: Opposed. Already crowded city and very busy road.

Etta Roemerman, 16273 Autumn View Terrace: Opposed to C-5 Commercial Zoning. Has concerns about property values, wildlife displacement, and traffic increases.

Jeremy West, Wildwood resident: Opposed.

Chairman Boggs closed the Public Hearing.

Commissioner Niebling asked Planner Hood to list the current apartment communities within the City of Ellisville.

After the Public Hearing, Commissioner Compton moved to forward a positive recommendation to the City Council, as written. The motion was seconded by Commissioner Ellebrecht. The votes were as follows:

Aye

Chairman Boggs
John Elebrecht

Nay

Rajiv Gupta
Nancy Bengtson
Jim Burtelow
Sandie McGrath
Marilyn Niebling
Al Tamulaitis
Rob Compton

Abstain

Absent

10. ADJOURNMENT

Chairman Boggs adjourned the meeting at 8:45 p.m.

Respectfully Submitted,

Holly Woodland