

Minutes of Planning Committee Meeting

March 10, 2021, 3:30 pm

2<sup>nd</sup> Floor Meeting Room, City Hall

Members Present: Clyde Heller, Chairman Planning Committee, Aldermen; Russ Row, Steve Notheisen, Kyle Buettner. Russ Thomas unavailable.

Non-Committee in attendance: Mayor Tom Smith, Aldermen Stan Darter, Jim Trantham, Jim Hopkins, City Attorney Dan Hayes, Nathan Krebel, Jim Nagel. Leisa Martinez, Adrian Martinez, Art Deno, Beth Deno and Rev. Will Hesterberg, Concord Presbyterian Church speaking on Recovery Residence. Ethan Belanger, Craig Bauer, TWM and Mike Schneider, Quadrant Design speaking on Senior Housing Project.

Agenda Item 1: Petitions by Citizens on Non-Agenda Items: None

Chairman Heller announced to both parties that they had approximately 30 minutes to present their position to the committee and no decision would be made during this information gathering meeting.

Agenda Item 2: Recovery Residence Discussion at 3:30 pm. Adrian Martinez spoke on his connection to the community through Powerhaus and working with youth. Leisa Martinez explained their connection to the need for recovery type facility as the need is great for local rehabilitation/training opportunities to help those in recovery. Art Deno spoke on how former Rosedale would be used to house up to 24 residents during a 90 day program. They would name this facility Cornerstone Laine. Additional information provided was: a. No parking for residents as they are not permitted vehicles. b. Transportation to local stores will be provided by Cornerstone Laine. c. Residents are supervised by in resident managers 24/7. Cornerstone Laine is a 501-c-3 funded program. Committee members asked a number of questions relating to safety, kitchen operation, and open meeting areas. This is a B-2 Zoned district that has operated under a Special Use Permit for about 21 years. Compliance with building code that applies today were provided a copy of items in question. The kitchen appears to lack capability for preparation of meals for up to 24 persons. Sprinkler system is not known.

Agenda Item 3: Senior Housing Project Discussion at 4:00 pm. Craig Brauer, TWM, Ethan Belinger, Developer, and Mike Schneider, Quadrant Design spoke about a proposed development on land currently zoned I-1. The Comprehensive Plan lists possible rezoning as I-1 or R-3. This request would require zoning code change to R-5, multiple housing to accommodate the revised number of residences as 238 Units. Only one street meeting city standards would be in the development, all others are private streets. Images provided of Union, Mo development indicated very limited brick and generally an inexpensive development. Later, Ethan stated a recent development in Clayton would be closer to that he would build here. A number of questions relating to being able to fill the development with 55 and above age residents. He also stated a development, Trace in Weldon Springs reflects a higher end build. A motion was made that the committee would not look favorably on a petition to rezone the property as required for the proposed Senior Housing Development. Motion made by Steve Notheisen, second by Russ Row, vote 4-0.

Agenda Item 4: Comment. Mayor Smith said that the Street Committee and Planning Committee need to review subdivision street requirements to ensure minimal options are available and to comply with HMG proposed requirements.

Motion to adjourn made by Kyle Buettner, second Russ Row. Meeting adjourned 4:50 pm