

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard
 Fair Grove, MO
 October 7, 2019

Roll call taken by Chairman Don Brite.

Paul Foreman, Dan Manning, Dennis Frame, Dennis Roe, Steve Short, Travis Lee present.

Anthony Miller absent.

Meeting called to order at 6:35

PUBLIC PORTION**Approve minutes from September 5, 2019 meeting:**

Motion by Roe to approve minutes from September 5, 2019 meeting. Second Manning.

Discussion: none

Lee aye, Manning aye, Roe aye, Frame aye, Foreman aye, Short aye, Miller absent, Brite aye.

Review Sketch Plan #SK1909-01, Seneca Heights 3rd Addition Cluster Subdivision; owner H S Investment LLC; developer BT & TD Investments LLC, Bill Turner, managing member: None present representing owner or developer.

Andy Novinger City Engineer with Anderson Engineering present. His opinion the first sketch plan was better than the second submittal. Concerns with sketch plan meeting Cluster Subdivision requirements, access to open area, street to the north needs a cul de sac, and a variance for 800' cul de sac not needed as can be done differently without the need for a variance. He suggests setting down with their Engineer for a work session.

6:43- Derick Lee with Lee Engineering arrive.

Lee stated they are trying to do a Cluster Subdivision with smaller lots and green space. It is their intention to build houses not just sale lots. They plan to build five houses immediately and see how it goes. He stated they were asking for 70 foot frontage instead of 80 foot, that the lots are larger than the minimum in codes. The open area will be a Common Area with wood chip walking trails and they will plant a few trees. Brite stated he has concerns with the dead ends and existing streets going in to the subdivision. Foreman asked about the doodle drawing Novinger had with feeder streets. Lee stated they can't do that. It would add \$250,000 to \$275,000 to costs with no extra lots gained; that our own streets do not meet our City's codes. Lee stated they can build what he is proposing with the exception of asking for an 800 foot variance for the cul de sac. Brite very concerned about school buses turning around or going down cul de sac. Also common area has no open way to get to it other than the walking trail. Travis concerned about handicap access. Lee was asked who would maintain the common area. Lee stated he and the developer were partners. That they would maintain and mow it including the detention basin and have control until last lot was sold. Two or three people from the homeowners association would be involved also and when the last lot was sold, Lee and partner would turn it over to the homeowners association for an easy transition. He stated it will be a condition of sale, lot or house, that you must be a member of the homeowners association and first dues would be collected at closing. An account set up for that money to be established for homeowner association use and reports sent out; all this also under the partners control until sale of last lot. Short asked about existing detention basin. Lee said he was aware of it. Secretary has not located those plans yet. If plans found, Lee would like to see them to save cost of him doing them. Novinger stated if not found, you would draw them? Lee said they would start from scratch and draw them. Manning concerned about Willow Street creating a bottleneck. More traffic on the narrower, older streets will be a huge problem. Foreman stated existing streets will require a lot more maintenance with this development and we need to go with Comprehensive Plan and build up infrastructure. Short said a traffic count on Willow Street from the Police Departments speed sign counted 42 cars from 7-9 am.

LEFT Open meeting for Public Hearing 7:49**RETURNED to open meeting at 7:52**

Brite stated there is a lack of housing but there is a big problem with the street issue. Commission discussed street issues again. Meeting again was discussed. Lee respectfully asked Commission if they would shorten the

30 days allowed for them to make their decision. Brite asked if Lee was ready to go with the plan now. Lee stated yes, immediately. Audrey Darnell from audience suggested grants for street assistance. Hammer head at north stub street discussed. Novinger stated again, there is a big connective problem especially with the north stub street going nowhere. Lee said street to north fits within the code requirements and per our codes they do not have to extend streets to adjoining property that has already been subdivided. Property to the west on Hines street has already been subdivided. Raymond Hopper, City Inspector, stated there needs to be another out street from this subdivision. Roe stated there just are no funds to address the street extension. Brite asked for a motion to approve Seneca Heights 3rd Addition Sketch Plan Second Submittal.

Motion to approve Seneca Heights 3rd Addition Cluster Subdivision sketch plan second submittal by Short. Second Roe.

Discussion: Brite asked about the hammer head need being included here. Novinger said it can be addressed in/with the preliminary plat.

Lee aye, Manning aye, Roe aye, Frame aye, Foreman aye, Short aye, Miller absent, Brite aye.

Text Amendment #TX1909-02; new Municipal codes for Medical Marijuana:

Secretary questioned placement of Article VI items. Section numbers resolved.

Motion by Foreman to recommend to the Board of Aldermen, Text Amendment #TX1909-02.

Second Travis Lee. Discussion: none

Lee aye, Manning aye, Roe aye, Frame aye, Foreman aye, Short aye, Miller absent, Brite aye.

Commissioner Comments: Short – I wish the Mayor could have been here to hear the subdivision discussion.

Motion to adjourn meeting by Roe. Second Travis Lee.

All ayes

Adjourned at 8:30

Darra Justice