

CITY OF CRESTWOOD
PLANNING AND ZONING COMMISSION MEETING
October 7, 2015 at 7:00 p.m.

CALL TO ORDER

The regularly scheduled meeting of the Planning and Zoning Commission was called to order by Acting Chairman Proffitt at 7:00 p.m. on Wednesday October 7, 2015.

PLEDGE OF ALLEGIANCE

Acting Chairman Proffitt led everyone in the Pledge of Allegiance.

ROLL CALL

Chairman Robert Sweeney - Absent, Excused
Dave Wall
Bo Proffitt – Acting Chairman
Ken Lange
Greg Zipfel
Scott Whitcraft
Andrew Meyerkord
Alderman Anderson, Aldermanic Representative
Adam Jones, City Planner

APPROVAL OF MINUTES

Acting Chairman Proffitt stated he would entertain a motion to approve the August 5, 2015 minutes. Mr. Whitcraft made a motion to approve the minutes as submitted and Mr. Lange seconded the motion. Upon voice vote, motion passed (6 ayes, 0 nays).

HEARING

a) Daniel C. Wind, Jr. P. E. Wind Engineering Company 122 N. Kirkwood Road St. Louis, MO 63122	RE: Request for Final Plat Review Pardee Gardens Subdivision 8815 Pardee Road Crestwood, MO 63123
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Acting Chairman Proffitt asked for public comment on tonight's hearing on the final plat review for the Pardee Gardens Subdivision-

Mr. John Bell, 8778 Del Vista Drive, Crestwood, MO 63126, introduced himself and made comment about a former P & Z member and his replacement. Mr. Bell then spoke about issues that were not on the agenda.

Ms. Martha Duchild, 918 General Grant Lane, Crestwood, MO 63126, inquired if the original plans submitted to the Board of Aldermen for approval had any changes made to them afterwards. Acting Chairman Proffitt stated that he was not aware that there had been any changes.

Mr. Grant Stecher, Representative of Wind Engineering, 122 N. Kirkwood Road, Kirkwood, MO 63122 came forward to answer questions about the Final Plat Review for Pardee Gardens Subdivision. Mr. Lange asked about the location of the driveway for Lot 9. Mr. Stecher stated that the driveway would be at the exact same location as the old driveway. Mr. Stecher stated that there had been no major changes from the original plans submitted to the Board of Aldermen. He also stated that the pavement would be concrete. Mr. Jones stated that MSD requirements had been met. Further discussion ensued on the retention pond including safety considerations, an underdrain which would empty within a maximum of 2 days or less, and that it meets all retention pond standards. Water runoff onto neighboring properties and between properties were also discussed.

Acting Chairman Proffitt read Sec. 26-91 of the Code, the prerequisites to forwarding a final plat to the BOA.

Prior to the Director of Public Works forwarding the recommendation of the Planning Commission regarding the final plat to the Board of Aldermen, the applicant shall provide to the Director, the following documents as they may be applicable:

- 1) Certificate of clear title, prepared by a duly authorized title company, stating that the signatures of all persons, whose consent is necessary, the preparation and the recording of such plat and to the offer of dedication of any streets and/or other public places are shown on the plat.
- 2) The subdivision trust indenture and warranty deed for common land conveyance, accompanied by a letter of compliance from an attorney.
- 3) Guarantee of installation of water mains from the St. Louis County Water Company if not to be installed by the developer of the subdivision.
- 4) Verification of street names and addresses from the County Department of Revenue.

- 5) Tax certificate or copy of paid tax bill for the property from the County Collector of Revenue.
- 6) Verification that the subdivision name is not a duplicate of another subdivision name in the County from the County Recorder of Deeds office.
- 7) Verification of payment of all inspection fees where applicable.
- 8) Letter from MSD certifying connection fees have been paid.
- 9) Deposit agreement (see sections 26-84 or 26-87).

There being no further questions or comments, and the plan being in substantial compliance with the preliminary plat plan, Acting Chairman Proffitt asked for a motion to approve the Final Plat Review for the Pardee Gardens Subdivision.

Acting Chairman Proffitt then read the Final Plat Review Motion.

FINAL PLAT REVIEW MOTION FORM

Moved by Scott Whitcraft that the Planning, Zoning and Architectural Review Commission

 X recommend to the Board of Aldermen approval of

 X a Final Plat submitted by

Benton Homebuilders for Pardee Gardens subdivision located at 8815 Pardee Road in accordance with the final plat submitted by Wind Engineering dated August 17, 2015 and marked Exhibit A with the following conditions:

The Commission finds in its recommendation to approve this petition that the use will not:

- a) substantially increase traffic hazards or congestion;
- b) adversely affect the character of surrounding commercial uses or adjacent residential uses or the neighborhood;
- c) substantially increase fire hazards or make difficult access by fire and emergency vehicles;
- d) adversely affect the general welfare of the community; or
- e) overtax public utilities.

The motion was seconded by Andrew Meyerkord.

The motion passed by the following vote:

Ayes	6
Nays	0
Abstentions	0
Absent	1

ALDERMANIC REPORT

Alderman Anderson stated that:

- The Board of Aldermen were moving forward with the Watson Road Corridor Comprehensive Plan. Meetings are planned for the months of October and November on this issue.

ADJOURNMENT

There being no further discussion, Acting Chairman Proffitt asked for a motion to adjourn. Mr. Lange made a motion to adjourn and Mr. Whitcraft seconded the motion. Upon voice vote, motion passed (6 ayes, 0 nays).

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Sally Cobb
Administrative Clerk