

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF APRIL 12, 2021**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on April 12, 2021 at 7:10 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Chairman Claude Buchheit.

Members present: Kerstin Adelt, Joy Bush, Jim Gaston, Joe Holtsnider, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Members absent: Keith Gillming, Chris Peoples

Also present: Jerry Grimmer, Ex-officio
Zach Greatens, Planning & Zoning Officer
Sue Glazer, Recording Secretary

1. APPROVAL OF MINUTES

Mr. Woodruff moved, and it was seconded by Mr. Holtsnider, to approve the minutes of March 8, 2021. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

Ms. Bush moved, and it was seconded by Mr. Woodruff, to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

3. PUBLIC HEARINGS

#21-PZ-03 Request for Preliminary Plan approval of a major residential subdivision, "The Enclave at Parkwood," to subdivide 2.25 acres of land into six (6) lots, zoned "R-3" Single Family Dwelling District located at 3145 Smiley Road (Lot 2 of 3145 Smiley Road Subdivision.) Submitted by McBride Smiley, LLC, c/o Katherine Moore.

Chairman Buchheit opened the public hearing. Mr. Greatens said this is a request for a proposed preliminary plan called "The Enclave at Parkwood" located at 3145 Smiley Road (rear), also known as Lot 2 of 3145 Smiley Road Subdivision. This property was rezoned to R-3 zoning district last year. This proposed preliminary plan is to subdivide the property into six (6) lots and build a water quality basin. A preliminary plan is required because it is over two (2) lots and is considered a major subdivision. A preliminary plan is required before the applicant can submit an improvement plan and final plat. Mr. Greatens said the R-3 Single Family Dwelling District requires a minimum lot size of 9,000 s.f. and minimum lot width of 75 feet. The subject lot is 2.25 acres. The proposed preliminary plan is in conformance with the Subdivision Regulations and the Zoning Ordinance. Mr. Greatens gave an overview of the preliminary plan process. A copy of the preliminary plan was shown on the large screen. A zoning map showing the subject property and surrounding properties was shown on the screen. Photographs of the property site were also shown on the screen.

The applicant, Katherine Moore, McBride Homes, 16091 Swingley Ridge Rd., Ste. 300, Chesterfield, MO, came forward. Ms. Moore said this will be the same product that they built at Arbor Gardens Subdivision. There are several elevations. These will also go through the Design and Review Board. There was some discussion regarding grading. Chairman Buchheit asked if Lot 1A and 1B (to the east of the proposed subdivision) will be hooked up to the sewer and taken off septic tank. The applicant said these lots will be switched to sewer. Chairman Buchheit asked Mr. Greatens if they could make it a condition to hook it up to sewer. Mr. Greatens said as a preliminary plan, the Commission does have

the ability to make a condition of approval. Ms. Moore said McBride is buying one of the lots and they require sewers. They have agreed with the current property owner who is retaining the other lots that they would also have sewers. Ms. Moore said the homes will definitely be hooked up to the sewer and not septic. Ms. Moore said the lot that McBride is buying is Lot 1B and a single family home will be built on an acre lot. Ms. Adelt asked if there will be fencing. Ms. Moore said each property owner has the right to install fencing on their property. She said there is no perimeter fencing around the subdivision.

The following came forward to speak regarding the application:

1) Stephen Nelson, 3107 Smiley Road, Bridgeton, MO. Mr. Nelson said most of his concerns have been answered. He said they did not want this to have access to Smiley Road.

2) Latisha Hull, 3081 Smiley Road, Bridgeton, MO. Ms. Hull said she has no concerns since there will be no access to Smiley Road.

3) Mary Schultz, 11612 Breezeway Lane, Bridgeton, MO. Ms. Schultz said she has no objection to this proposal. She did object to rezoning this property. She wanted to make sure there is no access to Smiley Road. Chairman Buchheit said there is no access and no right of way going out to Smiley Road.

4) Barbara Bullock, 11561 Breezeway Lane, Bridgeton, MO. Ms. Bullock said her questions were answered.

Chairman Buchheit closed the public hearing.

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Mr. Woodruff moved, seconded by Ms. Bush, to approve Application #21-PZ-03.

Roll Call Vote:

Ayes: Kerstin Adelt, Joy Bush, Jim Gaston, Joe Holtsnider, Bob Teahan, Lyle Woodruff, Chairman Claude Buchheit

Nays: None

Members absent: Keith Gillming, Chris Peoples

The motion to approve **carried** on a vote of (7 for – 0 against), and Application #21-PZ-03 will be forwarded to the City Council for further action.

4. PENDING MATTERS

There were no “Pending Matters.”

5. OTHER BUSINESS

There was no "Other Business."

6. STAFF UPDATE

Staff updated the Commission on upcoming projects. There will be no meeting on April 26, 2021.

7. EX-OFFICIO REPORT

Mr. Grimmer gave an update on current business.

8. ADJOURNMENT

It was moved by Mr. Woodruff and seconded by Mr. Teahan, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 8:00 p.m.

Claude Buchheit, Chairman