

Festus Planning & Zoning Commission
Meeting Minutes
April 25, 2024

Members Present – Mark Friener, Patrick Henderson, Mayor Sam Richards and Judy Williams were present.

Members Not Present: Bryant Allen, Danny Lipina, Christine Mudd, Sam Ogle, Jim Tinnin and Clarence Tucker

Also Present: Mark Harris, Jim Walker & Julie Armbruster

Visitors Present: Sonia Frisk (330 Andy Habsieger), Michael Hammer (124 Doctrine Dr), and Julie Hammer (115 Doctrine Dr)

Mark Friener called the meeting to order at 6:36 p.m.

Judy Williams made a motion to approve the minutes from the March 21, 2024 meeting as submitted, seconded by Mayor Sam Richards. All ayes, motion carried.

Remarks of Visitors:

None

New Business

A. Major Preliminary Plat – 350 Andy Habsieger

The applicant is seeking approval for a Major Preliminary Plat at 350 Andy Habsieger consisting of 29 single family dwellings. The property is currently zoned B-2 (Community Retail) with a PUD overlay. Surrounding properties are zoned B-2. The property is currently undeveloped with pre-existing infrastructure.

Neighboring properties include single family dwellings, townhomes, and senior housing. The lot sizes range from 6250' to 15,692' sq (average +/- 8457' sq). The proposal includes 5' side setbacks for the dwellings (standard 25' front, 30' rear). Proposed water mains will be relocated.

The proposed street ends in a cul-de-sac that exceeds the required length of 800'. Adherence to the city code is recommended by the Public Works Director (Section 410.170 A. 1. 7.) Stormwater detention is existing (no stormwater study required). Reviews City of Festus Street, Water, Fire Department and Jeffco Public Sewer. All other building & zoning codes or ordinances will be met.

Section 405.530 A. 2. states *“The intent of the planned unit development is to allow flexibility of development by authorizing deviations to the standard district regulations subject to the approval and/or the conditions set forth by the Planning and Zoning Commission and the City Council.”*

Carol Onst with Govero Land Services, representing the applicant, joined the meeting.

Patrick asked about the exceeding length of the cul-de-sac. Mark stated that the code was limited to 800' and it was recommended to adhere to code by Public Works Director. Carol stated that it would be in the 900' range onto a dead end. It would be a large diameter cul-de-sac. Mark stated there would be a hydrant at the end and Birchwood Estates has 1000' cul-de-sacs.

Carol stated the water main would need to be relocated.

Sonia Frisk from 330 Andy Habseiger asked to see the planned entrance point.

Julie Hammer from 115 Doctrine Dr asked if these homes would back up to the houses already there. Carol and Mark discussed building placements with the residents.

Michael Bibbs from 124 Doctrine Dr asked what the timeline would be for construction. Carol stated that they do not have a timeline but it would be at least a couple of months before the construction would begin.

Michael expressed concern about the traffic coming off of Andy Habseiger on to Truman Blvd.

Mark agreed to email the plot plan to the visitors and they provided email addresses.

Judy Williams asked if this would then complete Truman Village subdivision. Mark stated that it will complete Truman Village. There is still a plot of land south of the senior housing and that the owner of that property was ok with this proposed plan. Carol stated it was one lot down from the 3 story senior housing complex.

Mark Friener asked if the commission had any questions and for a motion.

Patrick Henderson made a motion to approve. Mayor Sam Richards seconded, all ayes. Motion carried as submitted, will go to city council meeting on Monday, May 13, 2024.

Old Business

Received Roger Hurst' resignation letter. Advised board members.

Citizens to be heard

None

Mayor Sam Richards made a motion to adjourn, seconded by Patrick Henderson. All ayes, motion carried. The meeting was adjourned at 6:58 p.m.