

**Planning and Zoning Commission
Work Session Minutes
May 9 2019**

I. Call to order

Commissioners Present - Burns, Harder, Loe, Rushing, Russell, Stanton, MacMann, Strodman

Commissioners Absent - None

Staff – Bacon, Caldera, Teddy, Zenner

Guests – Anderson, Griggs, Huffington, Johnson, Sorrell, Williams

II. Introductions

III. Approval of Agenda

Motion to approved agenda without modifications. Mrs. Russell made a motion, seconded my Mr. MacMann to approve agenda as presented. (Unanimous approval)

IV. Approval of Minutes

Motion to approve the April 11 and April 18, 2019 Work Session minutes without modifications was made. Mrs. Burns made motion, seconded by Mr. Toohey. (Unanimous approval)

V. NEW BUSINESS

A. FY 2020 Capital Improvement Plan- Presentations

Mr. Zenner introduced the topic and the guests from each department: Ryan Williams, Dave Sorrell and Tad Johnson from Utilities, Gabe Huffington and Mike Griggs from Parks and Recreation, and Allison Anderson from Public Works. He said each representative would give a brief presentation on CIP topics of interest, and the Commission could ask questions. There would be time at the May 23 work session to then put together a memo with the Commission’s reaction and recommendation regarding the 2020 CIP.

Mr. Sorrell presented information on three programs: The Inflow & Infiltration Reduction Program (I&I), the Private Common Collector Elimination Program (PCCE), and plans for the expansion of the landfill.

Mr. Huffington presented information on the Strawn Road disc golf course and the potential trail connection to the Bellwood Neighborhood. He also discussed the A. Perry Phillips Park Development. He said since the park was a planned development (PD)

the Commission would see revisions and development plans soon. He said plans are underway for development of pickleball and tennis courts as well as a pavilion. There was general discussion and questions regarding the need for the pavilion as an event spaces to address amenity needs at the park to accommodate citizen usage and to be competitive when bidding and hosting large events and competitions.

Mr. Williams presented information on upcoming Electric and Water projects. Projects discussed included plans to fix water pressure issues in the southwest part of town in the summer, a pump station to serve the southeast part of town, and upgrades planned for the water treatment plant. He said they anticipated additional small cell deployment facilities to become common throughout the town as there was one approved contract with two additional anticipated or possible. There were general questions and discussion regarding the potential impact that the recently approved Truman Solar project would have on development on the eastern side of town. Mr. Williams indicated that the solar energy electricity would feed into the general system, not just be directed at one area or the immediate area around the facility.

Mrs. Anderson discussed upcoming street and sidewalk projects in the CIP. She said projects are typically funded with the ¼ cent sales tax shared with public safety. She also described other funding, such as cost sharing with MoDOT, grants and developer contributions. She overviewed several projects which she thought might be of interest, which included the Nifong/Old Mill Creek and Keene/I-70 roundabout projects. She said in 2020 Nifong would be expanded to five lanes from Providence Road to just past Walgreens east to west. She said there would be bike lanes and sidewalks. She also provided information on the Nifong/Sinclair and Route K/Sinclair roundabouts. She said there were sidewalk projects proposed along Sinclair Road between Nifong and Southhampton, on the east side of McKee Street, and on Leslie Lane between Garth and Newton.

There was general discussion regarding intersection improvements on Nifong. Mrs. Anderson said they were putting in a signal at Monterey Drive and a new road, signal and lighting through the Jeff Smith property. Mr. Zenner described the design and development agreement process.

There was discussion regarding the need for pedestrian improvements around Battle High School and Elementary schools. The need to get infrastructure to existing sites was discussed. The role of development-related contributions was discussed.

There was general discussion of the neighborhood traffic calming program. There was discussion on coordination of construction and road closures and alternate routes.

There were questions about the upgrades to the water treatment plant. Mr. Williams said the upgrades would bring it up to standards. He said equipment maintenance was constant. He indicated that W&L would use data to continuously monitor the capacity of

the facility, and were implementing water conservation and other recommendations of the Integrated Water Resource Plan that were proposed by the Task Force. He said conservation rates went into effect last summer and they would soon be able to see the impact and evaluate and plan long-term.

There was discussion regarding the downtown lighting program and the need to evaluate the pilot programs results and adjust future lighting installations to make accommodations for residents and fully understand the effectiveness of the program on public safety.

There was general discussion regarding the potential for requiring and/or incentivizing water conservation practices and equipment such as smart sprinkler systems.

There was general discussion of the I&I and PCCE programs. The I&I program had spent roughly 2.5 million a year and they were seeing success in terms of less sewage spilled and fewer overflows being reported, but there was a lot of work still to do. Mr. Sorrell said there was a recent Council report that the Commission could review that provided an update on the program. He said the list of PCCE projects was long. He said they were making progress but it was often taking between 10-15 years to get to a project once a petition was filed by residents.

B. Mayor's Task Force on Climate Action and Adaptation

Mr. Zenner said the draft plan had been provided for the Commission to review and all were encouraged to take the feedback survey. He said they would provide information on areas of overlap with the Comprehensive Plan. He said the plans worked to inform and implement one another. He said the item could be placed back at the June 6 meeting if there was a desire for additional discussion and/or a letter of support from the Commission. There was general agreement that Commissioners could take the survey and to put the item back on the next agenda for discussion.

Mr. Zenner further noted that the next work session would include follow-up discussion regarding the CIP memo. He also noted that the agenda for the June 6 meeting would be dedicated to discuss the Rock Quarry Stakeholder Report in anticipation of staff being directed to advertise for the required public hearing on it. He further noted that the Commission would re-engage in discussion regarding UDC amendments to address the issue of Short Term Rentals.

Mr. Zenner, with specific reference to the ordinance on Short Term Rentals, indicated that staff wanted to gather the Commission's comments and get an ordinance prepared for public hearing. He noted; however, that the Commission's work load was getting stacked up and they needed to spend time on other matters as well such as the Comprehensive Plan update and other UDC revisions relating to street trees and commercial kitchens in the R-1 district. He said the Commission could work on the

ordinance, provide revisions and then vote them up or down and send it to Council. Mr. Zenner noted his preference would be to arrive at a consensus, to the extent possible, but to achieve this the Commission has to balance their productivity and schedule.

VI. NEXT MEETING DATE – April 11, 2019 @ 6 pm

VII. ADJOURNMENT

Adjourn: 5:57 PM.