

Minutes of Joint Work Session
Flint Hill Planning and Zoning Commission
Board of Aldermen
Monday, October 15th, 2007 @ 6:00 p.m.
Knight's of Columbus Lower Level

Members present and absent:

President Matt Hoven – yes
City Clerk Melissa Burton – present
DJ Becker – yes
Paul Niggemeier – yes
Dr. Austin Barrick – yes
John Klaric - absent
Tony Rothermich – yes, arrived at 6:10pm
Leon Blattel – yes
Ted Lauer – yes
Dale Ballman – resigned

Board of Aldermen:

Mayor Doug Wynn – yes, departed at 6:50pm
Alderman Roy Scott – yes
Alderman Chris Jacobsen – yes, arrived at 6:13pm
Alderman Dave Schmidt – yes
Alderman Jackie Jackson – yes

Members of the Public: Pat Sullivan, HBA; Tim Busse, Whittaker Homes/HBA; Kevin Corwin, GBA; and Jim Dunajcik, GBA.

1st Item: President Matt Hoven called the meeting to order. Roll call was taken. A copy of the written September 17th, 2007, minutes were mailed to the Planning and Zoning members in advance of the meeting. Matt Hoven asked if everyone had received copies of the September minutes. All had. There being no corrections Alderman Roy Scott made a motion to approve the minutes as written and was seconded by Don Becker. The city clerk reports 10 “yes” votes, 0 “no” votes and 0 “abstain” votes. The minutes for September 17th, 2007, stand approved.

2nd item: Presentation by Home Builders Association
Pat Sullivan, HBA, introduced Tim Busse, Whittaker Homes, who made a presentation on New Town at Liberty, New Town St. Charles, and Habersham, near Beaufort, SC. Mr. Busse explained tiered zoning, the system these developments have used successfully. Although these are developments, not towns or cities, the developments each have a small town feel and at the center have a “town center” with certain amenities to attract residents. Areas surrounding the town and neighborhood centers are “walkable,” meaning the area surrounding each center has a ¼ mile radius. Mr. Busse recommends the City hire a consultant to develop a plan if this concept is what the City would like to see used.

After Mr. Busse's presentation, Mr. Becker made a motion to recess for 10 minutes to allow the representatives from HBA to collect their equipment and leave. Mr. Niggemeier seconded the motion. The city clerk reports 11 “yes,” 0 “no”, and 0 “abstain votes. Motion carried.

Alderman Scott made a motion to reconvene at 7:10pm. Motion seconded by Mr. Niggemeier. The city clerk reports 11 “yes,” 0 “no”, and 0 “abstain votes. Motion carried.

3rd item: Comprehensive Plan – Jim Dunajcik and Kevin Corwin, GBA
Mr. Corwin guided the City of Cottleville through this procedure about a 1 ½ years ago. Mr. Corwin stated a “Redevelopment Plan” would be more feasible for the City than a “Master Plan.” The Board

and Commission agreed that short term should be 3 years and long term should be 10 years. A brainstorming session on opportunities, threats, and “crossroads” commenced.

| <u>Opportunities</u> | <u>Threats</u> | <u>Crossroads</u> |
|--------------------------|----------------|----------------------------------|
| Schools/churches | Utilities | Tax revenues (Real/Sales) |
| Tax revenues | Rooftops | Housing |
| Safety | | Utilities |
| Beauty | | Tax or No Tax |
| Diversified housing | | Business or Rooftops |
| Small town feel | | Zoning Changes |
| Family/friends | | Corporate Land Use |
| Baby boomers | | Downtown District |
| Job creation | | Chamber of Commerce |
| Small shopping | | Commercial/Residential changes |
| Rooftops | | Giveaway/Sell Water/Sewer System |
| Parks/outdoor | | Public Safety |
| River | | Parks & Recreation |
| Logo/identity | | Annexation(s) |
| Self-governing | | Infrastructure |
| Retirement facility | | |
| Medical center | | |
| Restaurants | | |
| Pedestrian friendly | | |
| Specialized shops | | |
| Development partnerships | | |

Mr. Dunajcik presented a Property Tax Analysis on other municipalities in Saint Charles County and the potential review for such. (See attached.)

4th item: Adjournment

There being no further discussion, the Board of Aldermen and Planning & Zoning Commission decided to meet in a Joint Work Session on Monday, November 12th, 2007, at 6pm. Mr. Niggemeier made a motion to adjourn and was seconded by Alderman Scott. The city clerk reports 11 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried. Meeting adjourned.

Respectfully submitted,

Melissa J. Burton
Recording Secretary/City Clerk