

Minutes of Joint Work Session  
Flint Hill Planning and Zoning Commission  
Board of Aldermen  
Monday, December 18<sup>th</sup>, 2007 @ 6:00 p.m.  
Knight's of Columbus Lower Level

Members present and absent:

President Matt Hoven – present  
City Clerk Melissa Burton – present  
DJ Becker – present  
Paul Niggemeier – excused  
Dr. Austin Barrick – present  
John Klaric - absent  
Tony Rothermich – excused  
Leon Blattel – present  
Ted Lauer – late

Board of Aldermen:

Mayor Doug Wynn – excused  
Alderman Roy Scott – present  
Alderman Chris Jacobsen – late  
Alderman Dave Schmidt – late  
Alderman Jackie Jackson – excused

Members of the Public: Martin Eckelkamp, AmerenUE; Ann Lazarski, AmerenUE; Doug Brown, AmerenUE; John Young, City Attorney; Kevin Corwin, GBA; and Jim Dunajcik, GBA.

1<sup>st</sup> Item: President Matt Hoven called the meeting to order. Roll call was taken. A copy of the written November 12<sup>th</sup>, 2007, minutes were mailed to the Planning and Zoning members in advance of the meeting. Austin Barrick made a motion to approve the minutes as written and was seconded by Alderman Roy Scott. The city clerk reports 6 “yes” votes, 0 “no” votes and 0 “abstain” votes. The minutes for November 12<sup>th</sup>, 2007, stand approved.

2<sup>nd</sup> item: Site Plan – AmerenUE

Doug Brown, AmerenUE, was introduced and presented the site plan for AmerenUE's substation at 1952 Hwy 61. It is located between Amerigas and Crossroads Development. Currently occupying the site is an out of service wooden electric substation. Representatives from AmerenUE met with Jim Dunjacik, GBA, several times prior to submitting the site plan. The meetings helped AmerenUE to conform to the City of Flint Hill's requirements for the site plan.

The substation will be an unmanned standard two unit substation, with a in service goal date of June 1<sup>st</sup>, 2008. Once on-line, the substation will be visited regularly for maintenance and repair work. This substation will provide room for expansion to the AmerenUE system in the area. There will be no additional “overhead.” Some poles presently in place will be replaced and improved. The build time is estimated at four to five months. Landscaping for the plan has been enhanced to provide better screening of the fence. The noise control for the system meets St. Louis County standards which are the most strict for the area. The substation will not increase voltage at the area.

Mr. Dunjacik, GBA, advised AmerenUE has met all items of concern and the landscaping plans exceed Planning & Zoning Article 22 requirements.

Mr. Becker made a motion to recommend approval of the AmerenUE Site Plan. Mr. Blattel seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 2 “abstain” votes.

A five minute recess was provided for set up of equipment for the next portion of the meeting. Alderman Jacobsen arrived at 6:05p.m. Alderman Schmidt arrived at 6:20p.m.

3<sup>rd</sup> item: Comprehensive Plan Review – Kevin Corwin & Jim Dunjacik, GBA

Mr. Corwin presented an overview of items covered during the joint work sessions since September. A copy of his notes are attached to the minutes. Items for the meeting are:

- Waste Water decision tree
- Land Use
- Task Forces
- Ideal versus Real
- Objectives/Action Plans

He presented the “decision tree” as a method of reviewing the continued possession or attempting the sale of the City’s Waste Water system. The “decision tree” is changed based on choices the City would take regarding fees, maintenance, upgrades, and other revenues and expenses. Changes also take place based on keeping the minimum of one acre for new construction in the City of Flint Hill or changing requirements to higher density residential.

Three main issues Mr. Corwin recommends assigning task forces for are:

- Waste Water
- Tax
- Zoning/Annexation

Mr. Lauer arrived at 6:53p.m.

A question was raised regarding a property tax, if new property annexed in the City of Flint Hill could be exempt from proposed property taxes. According to city counsel, property taxes must be applied uniformly, based on use (commercial, residential, or agricultural).

Task force will have at least one alderman, two members from Planning & Zoning, and Mr. Corwin or Mr. Dunjacik. Task Forces will be appointed by the Mayor and approved by the Board of Aldermen. Sunshine law will apply to all task force meetings regarding 24 hour posting of the agenda, and minutes. Volunteers were asked for each of the three task forces.

Waste Water Task Force

Dave Urevich  
Alderman Chris Jacobsen

Property/Real Estate Task

Alderman Roy Scott

Zoning/Annexation

Donald Becker  
Alderman Dave Schmidt  
Ted Lauer

The task forces will be officially formed at the January meeting.

There being no further business, Mr. Blattel made a motion to adjourn. The motion was seconded by Mr. Becker. The city clerk reports 9 “yes,” 0 “no,” and 0 “abstain. Meeting adjourn.

Respectfully submitted,

Melissa Burton  
City Clerk

DJ Becker  
Secretary