

Minutes of Joint Work Session
Flint Hill Board of Aldermen
Flint Hill Planning and Zoning Commission
Monday, September 15th, 2008, at 6:00p.m.
Knight's of Columbus Lower Level

Members present and absent:

President Matt Hoven – present	Austin Barrick - present
City Clerk Melissa Burton – present	Alderwoman Jackie Jackson - present
DJ Becker – present	Leon Blattel - present
Mayor Doug Wynn - present	Ted Lauer – present
James Brown - present	Alderman Chris Jacobsen – present
Gary Eldridge - present	Alderman Roy Scott – present
Dave Urevich – excused	Alderman Dave Schmidt - absent
Larry Gamache – absent	

Assistant City Engineer Jim Dunjacik, GBA
Assistant City Attorney John Young, Hazelwood & Weber

1st Item: President Hoven called the meeting to order. Roll call was taken. A copy of the written August 2008, minutes were mailed to the Planning and Zoning members in advance of the meeting. Mayor Wynn made a motion to approve the minutes as written and was seconded by Alderwoman Jackson. The city clerk reports 11 “yes” votes, 0 “no” votes and 0 “abstain” votes. The minutes for August 2008, stand approved.

2nd item: McHugh Road Development Proposal – Jim Peanick

Mr. Peanick addressed the Joint Work Session regarding potential development plans by for his property on McHugh Road. He is proposing 262 lots on 148 acres, 26 acres of park grounds and walking trails, and 32 acres highway commercial property. He proposes four “villages” with different size lots, and homes.

- Village A – 109 lots, maintenance-free living. Marketed for seniors, couples without children, single professionals. Plans mostly on larger ranch homes. Minimum lot size 60’ x 110’.
- Village B – 66 lots. First time homeowners. Minimum lot size 55’ x 110’.
- Village C – 57 lots. Similar to Bear Creek Subdivision in Wentzville. Minimum lot size 80’ x 120’. One acre in Village C would be reserved for a Water Tower.
- Village D – 30 lots. Access from Mette Road only. Similar styling to Flint Hill Country Estates. Minimum lot size 125’ x 130’.

Using undeveloped park acreage in the total, the lot size average for the overall proposed development is 0.41 acres. Current ordinance requires lot density of 1 acre overall.

Mr. Peanick stated he had already spoken with East Central Water District regarding water and sewer service for the property with potential expansion to the northern city limits. Infrastructure would be built for only this development initially, but will have room for expansion.

3rd Item: Comprehensive Plan Discussion

Discussion took place amount the Joint Commission regarding lot size and overall lot density. The Zoning Task Force had recommended a minimum lot size of 1/3 acre with overall minimum

density of ½ acre. Under current zoning ordinance, Mr. Peanick's proposal is not viable through traditional zoning or by a Planned Unit Development.

The Joint Commission reviewed the process to amend the zoning ordinance to allow smaller lot sizes; if that is the action the Joint Commission decides to take. The Comprehensive Plan would need to be amended first by Public Hearing, and the Planning and Zoning Commission passing a resolution. The Board of Aldermen would not need to take any action for amending the Comprehensive Plan.

Additionally, a new zoning district (potentially "R-1C" with a 1/3 acre minimum lot size with a minimum overall density of ½ acre) would need to be passed. A public hearing before the Planning & Zoning Commission would need to take place, followed by recommendations to the Board of Aldermen. The Board of Aldermen would also hold a public hearing regarding the new zoning district with the Planning & Zoning Commission recommendations. After the above actions were completed, the Board could potentially pass an ordinance for the new zoning district.

It was requested the next joint work session review the task force reports. City Engineer Dunjacik stated he would review the previous presentation and prepare models based on those recommendations.

3rd item: Adjournment

There being no further business, Mayor Wynn made a motion to adjourn. The motion was seconded by Alderwoman Jackson. The city clerk reports 11 "yes," 0 "no," and 0 "abstain. Meeting adjourned.

Respectfully submitted,

Melissa Burton
City Clerk

DJ Becker
Secretary