



**SEPTEMBER 14, 2016**

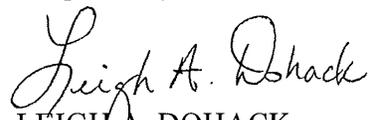
Posted 2:00 p.m., Wednesday, September 7, 2016

**7:00 P.M. CITY OF ELLISVILLE – PLANNING AND ZONING COMMISSION**

- I. Call to Order – Chairman Hoffman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – August 10, 2016
- VI. Petitions for Approval
  - 1) Petition of Ellington Homes by McBride, LLC requesting approval of a Boundary Adjustment Plat and Lot Split Plat associated with the properties located at 1366 and 1378 Macklin Drive and zoned R-1 Single Family Residential Zoning District.  

Action on Petition #16-09-01
- VII. Appointment of Planning and Zoning Commission Secretary
- VIII. Resolution honoring Commissioner Linda Reel for her service as a Planning and Zoning Commissioner
- IX. Adjournment

Respectfully submitted,

  
LEIGH A. DOHACK  
City Clerk

The City of Ellisville is working to comply with the American With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact City Hall, 636-227-9660 (V/TDD) at least 48 hours in advance.



# City of Ellisville

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## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: August 10, 2016

### TABLE OF CONTENTS

1. Approval of Agenda
2. Approval of Minutes: July 12, 2016
3. Public Hearings
  - A. Petition #16-08-01: The Planning and Zoning Commission will discuss and consider the petitions of Neighbors Credit Union for rezoning the property located at 15928 Manchester Road from C-3 Commercial Zoning District to the C-5 Planned Commercial Zoning District, and for approval of a Site Development Plan, to allow a new Financial Institution with Drive-Through facilities on the subject site.
  - B. Petition #16-08-02: The Planning and Zoning Commission will discuss and consider the petition of Nicole and Mike Boyher for text amendments to Chapter 400: Zoning Regulations pertaining to permitting short term rentals as conditional uses within the City of Ellisville. **(Application for CUP has been withdrawn by the applicants.)**
4. Petitions for Approval
  - A. Petition #16-08-03: Request of Midwest Bank Centre and Plantation Properties II, LLP, property owner, for approval of a Minor Amendment to an existing Conditional Use Permit to reflect the change in ownership and operation of a Financial Institution without a Drive-Through Facility at 16024 Manchester Road within the C-3 Zoning District.
  - B. Petition #16-08-04: Request of Clarkson BP, LLC, for approval of a Minor Amendment to an existing Conditional Use Permit to allow the continued operation of the existing service/gas station, car wash, and liquor sales at 28 Clarkson Road within the C-3 Zoning District.
  - C. Petition #16-08-05: Request of Ellington Homes by McBride for approval of a Subdivision Plat associated with the property located at 224 Hutchinson Road within the R-1 Single Family Residential Zoning District.
5. Adjournment

**PLANNING AND ZONING COMMISSION MEETING SUMMARY**

Chairman Hoffman called the meeting to order at 7:00 p.m., and led the Pledge of Allegiance. Commissioners present were: Ellebrecht, Gundlach, Boggs, and Chismarich. Commissioners Reel, Stickse, Sanborn, and McGrath were absent. A quorum was present for the meeting.

Also present were City Planner Hood, Assistant City Attorney Parnell, and Council Member Pool.

**1. APPROVAL OF AGENDA**

A motion was made by Commissioner Ellebrecht to approve the Agenda, as written, and was seconded by Commissioner Chismarich. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Linda Reel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**2. APPROVAL OF MINUTES**

A motion was made by Commissioner Ellebrecht to approve the July 12, 2016, Regular Meeting Minutes, as written, and was seconded by Commissioner Gundlach. Hearing no questions or discussions, the votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Linda Reel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**3. PUBLIC HEARING(S)**

**Petition #16-08-01: The Planning and Zoning Commission will discuss and consider the petitions of Neighbors Credit Union for rezoning the property located at 15928 Manchester Road from C-3 Commercial Zoning District to the C-5 Planned Commercial Zoning District, and for approval of a Site Development Plan, to allow a new Financial Institution with Drive-Through facilities on the subject site.**

Planner Hood stated the applicant is requesting to rezone the site from C-3 Commercial to C-5 Planned Commercial. The applicant is also seeking approval of a Site Development Plan to allow a new financial institution with drive-thru facilities.

Commissioner Ellebrecht moved to forward a positive recommendation to the City Council, subject to the following condition(s):

1. The applicant secures approval of the landscape plan from the City's third party landscape architect; and
2. The setbacks (Front Yd.: 20' min., Side Yd.: 22' min., Rear Yd.: 42' min.) are approved by the City Council; and
3. The City Council approves parking in excess of 11 parking spaces up to 15 parking spaces maximum; and
4. The City Council waives the required 20-foot planting strip along Manchester Road; and
5. The City Council determines whether 4 drive-through lanes are appropriate at this location; and
6. The applicant replaces the existing street lights along Clarkson Road with decorative lights; and
7. The applicant submits a Phase 1 Environmental Study; and
8. The City Council determines whether a public art piece is required for this site; and
9. The applicant secures ARB approval; and
10. The applicant complies with all recommendations made by the City's third party traffic consultant.

The motion was seconded by Commissioner Boggs. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Linda Reel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-08-02: The Planning and Zoning Commission will discuss and consider the petition of Nicole and Mike Boyher for text amendments to Chapter 400: Zoning Regulations pertaining to permitting short term rentals as conditional uses within the City of Ellisville.**

*Petition for CUP was withdrawn by the applicants on August 9, 2016.*

**4. PETITION(S) FOR APPROVAL**

**Petition #16-08-03: Request of Midwest Bank Centre and Plantation Properties II, LLP, property owner, for approval of a Minor Amendment to an existing Conditional Use Permit to reflect the change in ownership and operation of a Financial Institution without a Drive-Through Facility at 16024 Manchester Road within the C-3 Zoning District.**

Planner Hood stated that in December 2001, the City Council approved Ordinance No. 24667, authorizing a conditional use permit to Bremen bank to allow the construction and operation of a financial institution without a drive through facility at the subject site. The applicant is requesting approval for a change in ownership and operation allowing Midwest Bank Centre to continue to operate the existing bank.

Commissioner Ellebrecht moved to forward approval to the City Council, subject to the following condition(s):

1. The property owner authorizes the application, as required by Code, and agrees to the conditions required by the City; and
2. The petitioner submits an affidavit verifying compliance with Section 400.465 of the Zoning Code; and
3. The petitioner and/or property owner installs a bike rack or secures a waiver.

The motion was seconded by Commissioner Chismarich. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Linda Reel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-08-04: Request of Clarkson BP, LLC, for approval of a Minor Amendment to an existing Conditional Use Permit to allow the continued operation of the existing service/gas station, car wash, and liquor sales at 28 Clarkson Road within the C-3 Zoning District.**

Planner Hood stated that in February 2008, the City Council approved Ordinance No. 2878, allowing the continued operation of the existing gas station, convenience store, car wash, and liquor license to RLLM Holdings Company LLC. In October 2008, the City Council approved Ordinance No. 2911 extending the hours of operation to 24 hours per day and 7 days per week. Note, gas stations/convenience stores along Manchester Road all operate 24-hours per day and 7 days per week. The applicant is requesting approval to transfer the existing Conditional Use Permit to allow Clarkson BP, LLC, to continue to operate the existing service/gas station, including the convenience store, car wash, and liquor license at the subject site.

Commissioner Chismarich moved to forward approval to the City Council, subject to the following condition(s):

1. The petitioner installs a bike rack or secures a waiver; and
2. The petitioner will comply with all current regulations pertaining to gasoline filling stations; and

3. The petitioner is authorized to continue to have outdoor display of merchandise in conjunction with the convenience store retail sales; and
4. The petitioner will coordinate with City staff to install new decorative lights along Clarkson Road.

The motion was seconded by Commissioner Boggs. The votes were as follows:

<b><u>Vote Call</u></b>	<b><u>Aye</u></b>	<b><u>Abstain</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>
<b>John Ellebrecht</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Nanci Sticksel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Suzanne Gundlach</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Greg Sanborn</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sandie McGrath</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Linda Reel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Curtis Boggs</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stephen Chismarich</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Carl Hoffman</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-08-05: Request of Ellington Homes by McBride for approval of a Subdivision Plat associated with the property located at 224 Hutchinson Road within the R-1 Single Family Residential Zoning District.**

Planner Hood stated the applicant is proposing a subdivision plat creating two separates lots, where currently there is one. The subject lot measures 44,962 square feet (1.0372 ac) in size and is zoned R-1 Single Family Residential Zoning District (R-1).

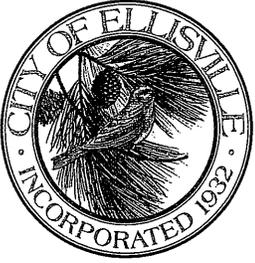
Commissioner Boggs moved to forward a positive recommendation to the City Council, and the motion was seconded by Commissioner Gundlach. The votes were as follows:

<b><u>Vote Call</u></b>	<b><u>Aye</u></b>	<b><u>Abstain</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>
<b>John Ellebrecht</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Nanci Sticksel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Suzanne Gundlach</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Greg Sanborn</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sandie McGrath</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Linda Reel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Curtis Boggs</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stephen Chismarich</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Carl Hoffman</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**5. ADJOURNMENT**

Chairman Hoffman adjourned the meeting at 7:46 p.m.

Respectfully Submitted,  
 Angie Shoemate



# City of Ellisville

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## Memo

To: Carl Hoffman, Chairman and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner *AH*

Meeting

Date: September 14, 2016

Re: Petition of Ellington Homes by McBride, LLC requesting approval of a Boundary Adjustment Plat and Lot Split Plat associated with the properties located at 1366 and 1378 Macklin Drive within the R-1 Single Family Residential Zoning District.

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### SUMMARY

The applicant is proposing to subdivide the property located at 1366 Macklin Drive into two lots. However, the lot is not wide enough (currently measures 186 linear feet) to meet the minimum lot width (100 linear feet, as measured at the building line) as required by code. Therefore, the applicant has arranged to purchase 14 linear feet of property from the adjoining lot located at 1378 Macklin Drive. By adding 14 linear feet to the property located at 1366 Macklin Drive the applicant will be able to comply with all area requirements and split the lot in two, subject to City Council approval.

#### Boundary Adjustment Plat

The applicant is proposing a boundary adjustment associated with the properties at 1366 and 1378 Macklin Drive. More specifically, the applicant will purchase a strip of land measuring 14 feet in width and 125 feet in depth from 1378 Macklin Drive to add to 1366 Macklin Drive. Once the 14 foot wide strip is added to 1366 Macklin Drive, the lot (1366 Macklin Drive) will measure 200 linear feet.

The process for approval of a Boundary Adjustment Plat requires City Council approval via an ordinance. A recommendation from the Planning and Zoning Commission and a public hearing are not required.

#### Lot Split Plat

The applicant is also proposing a lot split associated with the expanded property at 1366 Macklin Drive. More specifically, the applicant will divide the subject lot into two separate lots. Each lot will measure 100 linear feet in width, as measured at the building line, in

compliance with the Zoning Code. Lot A will measure 22, 562 square feet and Lot B will measure 24,200 square feet in area.

The process for approval of the proposed Lot Split Plat requires a recommendation from the Planning and Zoning Commission and City Council approval via an ordinance. A public hearing is not required.

### **IMPACT**

As per Section 405.160, all plats must meet the following criteria as determined by the Planning and Zoning Commission and/or the City Council:

1. Consistency with the Comprehensive Plan;
2. Compatibility of lot size and density;
3. Creation of a lot which provides adequate dimensions to construct improvements of similar size and nature to the surrounding area;
4. Creation of a lot which is in compliance with the area and frontage requirements (no flag lots), as specified in Chapter 400, Zoning Regulations, and provides for an orderly pattern of development;
5. Promotion of a creative approach to the use of land and related physical facilities resulting in better site layout and development;
6. Preservation and enhancement of desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion;
7. Enhancement of water quality;
8. Elimination of incompatible land configurations;
9. Consistency with good planning practices;
10. Compliance with all applicable codes, ordinances, and standards.

The Commission will need to determine if the project poses a negative environmental impact.

### **RECOMMENDATION**

Staff recommends the Planning and Zoning Commission forwards a favorable recommendation on the Lot Split, subject to the following conditions:

1. Staff verification and approval of all legal descriptions; and
2. Completion of applicable sections in the Plat Application.

Existing: 30' Front - Zoning/ 50' Front (D.B. 2439, PG. 15), 10' Side, 30' Rear

Proposed: No Proposed changes to zoning.

**PART B: STORM WATER QUALITY PROTECTION STANDARDS:**

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? \_\_\_\_\_
2. Can additional greenspace be preserved? \_\_\_\_\_
3. Can proposed development be located in already developed areas? \_\_\_\_\_
4. Can stormwater be captured and infiltrated into the ground? \_\_\_\_\_
5. Can stormwater be captured and reused for irrigation or décor? \_\_\_\_\_
6. Could permeable surface materials be used to promote infiltration and limit runoff? \_\_\_\_\_
7. Can land disturbance be restricted to less sensitive areas? \_\_\_\_\_
8. Is the development located outside the 100 year flood plain? \_\_\_\_\_
9. Is the development located outside the stream bank setback buffer? \_\_\_\_\_
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? \_\_\_\_\_
11. Does the development plan avoid sensitive areas? \_\_\_\_\_
12. Does the site development plan utilize stormwater credits? \_\_\_\_\_
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? \_\_\_\_\_
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? \_\_\_\_\_
15. Is over 1 acre of impervious area being added? \_\_\_\_\_
16. Is the development tributary to any existing basins that need to be upgraded? \_\_\_\_\_

**PART C: LOT CONSOLIDATION PLAT**

EXISTING LOT(S)

PROPOSED LOT

Lot size: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Lot size: \_\_\_\_\_

Topography: \_\_\_\_\_

Description of change: \_\_\_\_\_

**PART D: BOUNDARY ADJUSTMENT PLAT**

EXISTING LOT(S)

PROPOSED LOT(S)

Lot sizes: \_\_\_\_\_

Lot Size(s): \_\_\_\_\_

Lot sizes: \_\_\_\_\_

Lot Size(s): \_\_\_\_\_

Lot sizes: \_\_\_\_\_

Lot Size(s): \_\_\_\_\_

Topography: \_\_\_\_\_

Description of change: \_\_\_\_\_

**PART E: CONDOMINIUM PLAT**

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

**PART B: STORM WATER QUALITY PROTECTION STANDARDS:**

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? \_\_\_\_\_
2. Can additional greenspace be preserved? \_\_\_\_\_
3. Can proposed development be located in already developed areas? \_\_\_\_\_
4. Can stormwater be captured and infiltrated into the ground? \_\_\_\_\_
5. Can stormwater be captured and reused for irrigation or décor? \_\_\_\_\_
6. Could permeable surface materials be used to promote infiltration and limit runoff? \_\_\_\_\_
7. Can land disturbance be restricted to less sensitive areas? \_\_\_\_\_
8. Is the development located outside the 100 year flood plain? \_\_\_\_\_
9. Is the development located outside the stream bank setback buffer? \_\_\_\_\_
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? \_\_\_\_\_
11. Does the development plan avoid sensitive areas? \_\_\_\_\_
12. Does the site development plan utilize stormwater credits? \_\_\_\_\_
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? \_\_\_\_\_
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? \_\_\_\_\_
15. Is over 1 acre of impervious area being added? \_\_\_\_\_
16. Is the development tributary to any existing basins that need to be upgraded? \_\_\_\_\_

**PART C: LOT CONSOLIDATION PLAT**

EXISTING LOT(S)

PROPOSED LOT

Lot size: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Lot size: \_\_\_\_\_

Topography: \_\_\_\_\_

Description of change: \_\_\_\_\_

**PART D: BOUNDARY ADJUSTMENT PLAT**

EXISTING LOT(S)

PROPOSED LOT(S)

Lot sizes: Original Parcel A - 21,900 s.f.

Lot Size(s): Adjusted Parcel A - 20,150 s.f.

Lot sizes: Original Parcel B - 45,012 s.f.

Lot Size(s): Adjusted Parcel B - 46,762 s.f.

Lot sizes: \_\_\_\_\_

Lot Size(s): \_\_\_\_\_

Topography: \_\_\_\_\_

Description of change: Adding a 14 x 125' strip of land to Original Parcel B for future lot split of Parcel B.

**PART E: CONDOMINIUM PLAT**





# City of Ellisville

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## A RESOLUTION HONORING THE DISTINGUISHED SERVICE OF LINDA REEL TO THE PEOPLE OF THE CITY OF ELLISVILLE

**WHEREAS**, Linda Reel served the City of Ellisville Planning and Zoning Commission from August 2005 through April 2009, and then served on the City Council from April 2009 through April 2012, and then again on the Planning and Zoning Commission from May 2015 through August 2016; and

**WHEREAS**, she devoted countless hours to serving the Ellisville community through her work on the Great Streets Master Plan, the Ellisville Dog Park, the Transparency Committee and other community service organizations and efforts; and

**WHEREAS**, her experience and knowledge in a wide range of city efforts and issues have been invaluable to the City of Ellisville; and

**WHEREAS**, Commissioner Linda Reel helped promote sound land use planning throughout the City, while advocating for the residents and keeping the lines of communication open to all; and

**WHEREAS**, Linda Reel’s devotion, commitment and genuine compassion to and for the City of Ellisville will be missed;

**NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI EXPRESS ITS SINCERE GRATITUDE TO COMMISSIONER LINDA REEL FOR HER LOYAL SERVICE TO OUR COMMUNITY, HER PROFESSIONALISM, SOUND JUDGMENT AND GENEROSITY OF SPIRIT**

On behalf of the people of the City of Ellisville and City staff, we note with gratitude her many accomplishments as she retires from the Planning and Zoning Commission and wish her continued success in all of her future endeavors.

**THIS RESOLUTION ADOPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, ON THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2016.**

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickssel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Suzanne Gundlach</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Greg Sanborn</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sandie McGrath</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Curtis Boggs</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stephen Chismarich</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Carl Hoffman</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**Carl Hoffman, Chairman**

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**NAME, Secretary**