



**Planning and Zoning Commission Meeting
at Moscow Mills City Hall
Minutes of January 3, 2022, 6:00p.m.**

ROLL CALL

Attendance was taken at 6:00p.m. with Steve Aston, Patrick Flannigan, Mike Gantner, Greg Mansfield, James Rutledge, Erin Shocklee, and Christine Shoemaker being present.

A.J. Girondo (City Engineer), and Cindy Davenport (City Attorney) were present.

PUBLIC HEARING

Motion to open Public Hearing was made by Mike Gantner, seconded by Erin Shocklee. The motion carried 7-0.

Nu Image Painting LLC-Donald Roettger Jr. Zoning change from R-1A Single Family Residential District 3.41 acres, and R-2 Two Family Residential District 12.825 acres to R-3 Multiple Family Residential District

SPEAKERS (IN ORDER):

1) Don Roettger (potential builder) 35 Oak Creek Dr., Moscow Mills, MO 63362

Explains what he's building. No garages, front parking, quadplexes, upscale kitchen, patios, plenty of green space in the development

2) Frank Doggett - 143 Briarwood Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Flooding in his backyard...who is going to make sure his yard doesn't flood, and who is going to fix this
- How are we going to build new roads, when it's a slow process to repair existing
- How about additional police
- Concerned the new development will be Section 8
- Presented P&Z with an on-line signed position

3) Skylar Julian - 117 Briarwood Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Flooding, retention pond by Crooked Creek, and current standing water
- High density area, more students will cause schools to be over-crowded
- Crime, understaffed police as is
- High volume of traffic
- City of Moscow Mills growth should be single family units not multi-units

4) Denise Dryer - 12 Bel Air Circle, Moscow Mills, MO 63362

Concerns for the potential new development:

- No shopping areas
- Traffic w/roads currently
- Infrastructure currently can't support what we have

5) Kevin Schramm - 121 Briarwood Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Flooding and water levels
- Taxes...City will get more taxes with larger, single family homes

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6) Buddy Stricker - 125 Briarwood Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Storm sewer system can't currently handle what we have
- Flooding
- Who is responsible for the snow removal until the development is complete
- Residents were told upon Briarwood being developed, that area would never be zoned as R-3

7) Vicky Menne - 118 Austin Oaks Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Decrease in our property values
- Would like more details about the projected homes
- Safety issues, with narrow roads in the new subdivision how will police and fire trucks get through

8) Jimmy Robbins - 50 Willow Springs (in Troy City limits)

Concerns for the potential new development:

- Growth coming from Wentzville (projecting growth population)
- Decrease in our property values
- Population increase
- Property values decline, then crime increases
- High volume of traffic

9) Steve Parisi - 15 Hampel Industrial Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Owns the property across from Briarwood
- Impervious surfaces (concrete, roofs), all cause rain run-off, and flooding
- Engineering issues should all be dealt with pre & post construction
- High volume of traffic
- MODOT should be aware of the bottlenecks we have, i.e., Crooked Creek

10) Donna Ryan (38 year resident) - 321 Hampel Rd., Moscow Mills, MO 63362

Concerns for the potential new development:

- Flooding concerns - major issues - "floods all the time"

11) Denise Krause - 440 Hampel Rd., Moscow Mills, MO 63362

Concerns for the potential new development:

- Flooding concerns - low bridge, floods all the time

City Attorney, Cindy Davenport, clarified to attendees, the whole process of this "potential" approval of the development.

12) Rick Harton-Flynn - 109 Briarwood Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- High volume of traffic
- Flooding
- Rezoning to R-3 is a "mistake"

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13) Maggie Broadway - 113 Briarwood Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Flooding, impassable during rain, not safe
- Privacy fence between neighborhood, and new development
- Sound barrier between neighborhood, and new development
- How is the neighborhood street lighting going to be handled
- Limited parking for residents
- Trash service to be handled, will there be dumpsters
- Narrow roadways for emergency vehicles
- Will fire hydrants be put in

14) Kayla Julian - 113 Briarwood Dr., Moscow Mills, MO 63362

Concerns for the potential new development:

- Fear of losing that "home" feeling by adding R-3

15) Adam Michels - 1 Briar Meadow Ct., Moscow Mills, MO 63362

- Starter family homes would be a better option
- Retention pond, and levee, where creek is, will wash out
- Flooding
- Tree clearing = erosion=levee failing

City Attorney, Cindy Davenport explained to attendees that this development is NOT Section 8, like they are believing it will be.

Motion to close Public Hearing made by Erin Shocklee, seconded by Mike Gantner. The motion carried 7-0. This was a roll call vote, all answering "aye."

5 MINUTE BREAK

MINUTE APPROVAL FOR DECEMBER 2021

Motion to approve was made by Christine Shoemaker, seconded by Mike Gantner. The motion carried 7-0.

UPDATES FROM THE BOARD OF ALDERMAN MEETING

From Steven Aston and Patrick Flannigan

- New updated water meters are being installed as the old need to be replaced. The cost of the new style is a little more expensive, but the auto read benefits, among others, make this a good decision, as the old style are no longer available.
- The Boulders at Moscow Mills are in the engineering stages.

NEW BUSINESS 1

Nu Image Painting LLC-Donald Roettger Jr. Zoning change from R-1A Single Family Residential District 3.41 acres, and R-2 Two Family Residential District 12.825 acres to R-3 Multiple Family Residential District

Further discussion among the P&Z concerning traffic, school population, engineering concerns regarding flooding, population, education demographics, and density

Motion to approve and send to the Board of Aldermen was made by Christine Shoemaker, seconded by Mike Gantner. This was a roll call vote. Steve Aston, Patrick Flannigan, Mike Gantner, Greg Mansfield, James Rutledge, and Christine Shoemaker all answering "aye." Erin Shocklee voting "nay." The motion carried 6-1.

continued

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WORK SESSION

Agenda Order Discussion

Motion was made by Erin Shocklee to move "Agenda Order Discussion" to next month. James Rutledge seconded the motion. The motion carried 7-0

ADJOURN

Motion was made by Greg Mansfield to adjourn at 7:55p.m., seconded by Mike Gantner. The motion carried 7-0.

RESPECTFULLY SUBMITTED:

Greg Mansfield
P&Z Chairman

Christine Shoemaker
P&Z Secretary