

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING

December 10, 2019

Call to Order

Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on December 10, 2019 at 6:00 pm at City Hall.

Roll Call

The following Commissioners were present Alderman Richard Ross, Alan Blair, Nancy Viselli, Chairman Susan Ebling, Mayor John Olivarri, Michelle Myler, and Don Sturn. The Commissioners absent were Don Chisholm, Kellie Schuman and Tony Kirn. Also, present City Planner Cary Patterson and Planning Commission Secretary Pam Campbell.

Minutes – 11-12-2019

Chairman Ebling asked if there were any corrections or comments regarding the November 12, 2019 minutes. There were none. *Mayor Olivarri made a motion to approve the November 12, 2019 minutes and Commissioner Viselli seconded the motion which passes unanimously.*

New Business

Stone Crest Commons Preliminary Plat

Planner Patterson delivered the following report:

<u>Subdivision Name:</u>	Stone Crest Commons Preliminary Plat
<u>Location:</u>	Approximately .55 miles from Osage beach Parkway on the North side of Bluff Drive
<u>Section/Township/Range:</u>	6/39/15
<u>Applicant:</u>	Bob Van Stavern.
<u>Surveyor:</u>	Midwest Engineering/ Allen Surveying
<u>Tract Size:</u>	4.65 acres
<u>Number of Lots:</u>	Nineteen (19) residential lots.
<u>Zoning:</u>	R-2 Two Family Residential w/ PUD-1 Overlay

Surrounding Uses:

<u>North:</u>	Vacant
<u>South:</u>	Vacant

East: Large Lot Residential

West: Vacant/ Residential

Department Comments:

This is the Preliminary Plat for Stone Crest Commons. It is a PUD that allows R-2 uses which includes both single and two-family dwellings.

The Planning Department reviewed the Preliminary Plat for code compliance and found that the plat itself was consistent with the regulations pertaining Preliminary Plats in the subdivision code.

The City Engineers are in the process of reviewing the public improvement plans for the development and is working with the developer's A/E for any necessary amendments. An Engineer's Estimate and a Letter of Credit for 125% of the estimated cost of the improvements will need to be submitted prior to final approval by the Board of Aldermen.

Commissioner Ross recused himself from this item and stepped off the dais prior to any discussion or vote, as he works part-time for Midwest Engineering.

City Planner Patterson mentioned during the discussion that this development would be either single family or two-family units, and he estimated it to contain approximately 19 lots. Cary mentioned there would be limited access onto Bluff Drive as part of the PUD.

Chairman Ebling asked if anyone in the audience would like to speak, and there were no comments.

Mayor Olivarri made a motion to approve the Stone Crest Commons Preliminary Plat and Commissioner Myler seconded the motion which passes unanimously.

Stonegate Estates Final Plat

Planner Patterson delivered the following report:

Subdivision Name: Stonegate Estates Final Plat

Location: Parkwood Circle

Section/Township/Range: 7/39/15

Applicant: Parkwood, LLC

Surveyor: Shoreline Surveying and Engineering

Tract Size: 12,140.6 sq. ft. (1 single --family lot)

Zoning: R-3 (Multi- Family Residential)

Surrounding Land Use:

North: Two Family

South: Vacant
East: Vacant
West: Two Family

Department Comments

Final:

- 1) The plat was reviewed for code compliance and was found to be consistent with the final plat requirements. The developer is adding lots to the initial Parkwood Development and the existing services system. The site development plans will not change from the original plat and the individual unit services will be handled during the Building Permit Application process.

Commissioner Blair asked about a previous sewer issue, and City Planner Patterson said a connection easement was being worked on with the previous engineer and would need to be signed before the property could be sold.

Alderman Ross made a motion to approve the Stonegate Estates Final Plat and Mayor Olivarri seconded the motion which passes unanimously.

Stonegate Estates Section 2 Final Plat

Planner Patterson delivered the following report:

Subdivision Name: Stonegate Estates Section 2 Final Plat
Location: Parkwood Circle
Section/Township/Range: 7/39/15
Applicant: Parkwood, LLC
Surveyor: Shoreline Surveying and Engineering
Tract Size: 10,009.4 sq. ft. (1 single-family lot)
Zoning: R-3 (Multi-Family Residential)

Surrounding Land Use:

North: Two Family
South: Vacant
East: Vacant
West: Two Family

Department Comments

Final:

The plat was reviewed for code compliance and was found to be consistent with the final plat requirements. The developer is adding lots to the initial Parkwood Development and the existing services system and wishes to have a separate plat for the two remainder parcels. This is the reason that this particular plat is being referred to as Stonegate Commons Section 2. The site development plans will not change from the original plat and the individual unit services will be handled during the Building Permit Application process.

Commissioner Sturn made a motion to approve the Stonegate Estates Section 2 Final Plat and Commissioner Myler seconded the motion which passes unanimously

Reports

Planner Patterson wished everyone Merry Christmas and Happy New Year and said there are quite a few things going on for development in the first six months of next year.

- ✓ Old Navy/Prewitt's Point TIF
- ✓ Bob Evans will have a future resident in the Spring of 2020.

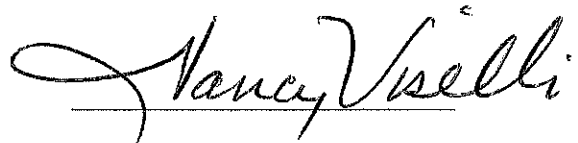
Adjourn

Chairman Ebling adjourned the meeting at 6:12 p.m.

I, Pam Campbell, Planning Commission Secretary, for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Planning Commission of the City of Osage Beach, Missouri, held on December 10, 2019.



Pam Campbell/Planning Commission Secretary



Nancy Viselli/Secretary