

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, March 14, 2016 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from February 8, 2016.
- 3) **File No. 16-0202-Riverbend Estates Development Plan**-Applicant is requesting Development Plan Approval for the Riverbend Estates Senior Living Community located along High Street south of Highway 100.
- 4) **File No. 16-0301 - Franklin County Planning and Zoning Item -** Discussion of a Franklin County Minor Subdivision located at 541 Logan Lane off of Highway A.
- 5) **File No. 16-0302 – Washington 353 Redevelopment Corporation-** Redevelopment Plan for the Sale of a Lot in the Brandon Brinker Subdivision to the City of Washington.
- 6) Discussion of timeline for approval of the Development Code revisions.

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, February 8, 2016 @ 7:00 P.M.

The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, Missouri.

- 1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:
Present: Tony Gokenbach, Greg Skornia, Tom Holdmeier, Sandy Lucy, John Borgmann, Samantha Cerutti Wacker, Carolyn Witt
Absent: Kevin Cundiff
Also Present: Sal Maniaci, Mark Piontek, John Nilges, Rick Rohlfing, Ed Pruneau, Jeff Patke
- 2) Approval of the Minutes from January 11, 2016
Motion to approve the minutes, motion made and seconded, passed without dissent.
- 3) **File No. 16-0101-Rhine River Preliminary Plat Approval-** Applicant is requesting approval of the preliminary plat for Phase III of the Rhine River Development.
Sal Maniaci-Lot 10. C-3 Zoning. All the lots are zoned the same. Does meet all zoning requirements and easements. Staff recommends approval.
Greg Skornia-What about parking?
Sal Maniaci-Parking was approved previously.
John Borgmann-So the lot line is going down the building wall?
Sal Maniaci-Yes it will be a zero lot line. So it can be adjoining. They share a wall.

Motion made and seconded, passed with dissent.

- 4) **File No. 16-0202-Riverbend Estates Development Plan-**Applicant is requesting Development Plan Approval for the Riverbend Estates Senior Living Community located along High Street south of Highway 100.
Sal Maniaci-There was a first submittal and that is in your packet. What you actually see on the board is the second submittal. I added a staff report for your review. After packet went out we still have some concerns. Some were addressed. It is shown in 2 phases. Phase 1 is showing 7 structures. They all are one story, 6 units, 42 units. They do have adequate parking. They will have to submit more detailed drawings which may change parking requirements. They do have 2 access points off of High Street. They came back with Phase 1 that the fire access with gravel. Staff is recommending approval with a couple of conditions:
 - Need submitted detailed plans of storm sewer, drainage, parking and landscaping
 - Financial assurance of stormwater detention
 - The fire access will be constructed and handle fire truck and fire equipment

Sandy Lucy-When do they plan on starting on High Street?

John Nilges-The extension is to be completed around the end of March. The wanted to get thru P & Z and Council first. I have been told they may start construction by middle of Spring early Summer. The fire access was a big item that was not shown on the first submittal. Chief Halmich, in our site plan meeting, decided that an access easement in Phase 1 over Phase 2 with that gravel drive would be adequate for him. The one additional thing there was a question about raising the pavement according to fire code. It is a 30' access minimum and they show a 25'. There a lacking a 5' radius. We did receive grading plan. Phase 2 is very vague right now. We need better detailed plans to show us something more on Phase 2.

John Borgmann-The minutes from the August meeting showing where we previously discussed. We approved it on that night. We discussed the collector street. We also discussed a bond for the project which has been received. I spoke with Chief Halmich today and he said he was ok with the gravel road but it should meet the intent of the fire code. Talked to John Nilges and Sal Maniaci and asked where the 26' radius was located. You can see an asphalt 26' road but with gravel you can't really tell. I feel the fire lane should be paved. The gravel portion coming off of High Street, that portion of the street should be a built street into Phase 3. What is the plan in the future. We don't know when this project will start and with not knowing that it is something that should be up for some discussion.

Sandy Lucy-Is this the same layout we discussed at the August meeting?

John Borgmann-We did not have a layout.

Samantha Cerutti Wacker-At that time they were talking about flipping the lots. We did not have a development plan at that time.

Greg Skornia-The concern is to get a ladder truck thru this. You enter to the north around the other buildings; I don't know

how you are going to make that T intersection going south.

John Borgmann-They will have to meet the same radius requirements that are in the code book.

Tom Holdmeier-They want to come in every direction.

Mark Piontek-If you consider a multi-family development, parking lots and driveways have to be paved.

John Nilges-The gravel road is a fire truck access. It does not serve as Phase I other than that.

The Phase II would be required to be a paved.

Mark Piontek-You can't just build a rock road. What happens if it never gets developed. Everyone will be using it, then what?

John Borgmann-We don't know the parking requirements at this time. This plan is conceptual.

Tom Holdmeier-We are not here to approve that.

Sal Maniaci-A Development Plan be approved by City Council and if the developer wants to have changes they can come back and the City Engineer can determine if it is a substantial change and then it may go back to City Council for approval.

Tom Holdmeier-We are not voting on Phase II.

Samantha Cerutti Wacker-It is all going back to the gravel road.

John Nilges-They are here to get Phase I & II development plan approval.

John Borgmann-That is where it comes up that we have a lot of unknowns. An example is that the retaining wall is 15' tall.

Parking is a question because we don't know what the amount of buildings will be on this Phase II.

Mark Piontek-You can approve Phase I and not Phase II. This gravel road is on Phase 2.

John Nilges-There is an access easement.

John Borgmann-So in reality we have to approve both phases together.

Sean Garrison-Architect representing Riverbend Estates, LLP.

Jacob Nowak-Engineering Services and Surveys, representing the engineer

Jacob Nowak-There is 7, sixplexes then the community center. Originally we had a turnaround at the end nearest to the flat building to the west. Thru talking with staff we ended up putting up a swoop there around the edge of the buildings and coming across Phase II. It would be its drive aisle. We hope that the gravel road will never have to be used. We have designed these before and they worked out fine. Phase II is the 3 story building. I think we met all the 17 items that were of concern. We have put in a lot of walls in and will meet all codes of the City of Washington.

John Borgmann-I am sticking to what I have said previously. It needs to be paved.

Jacob Nowak-There was some concern about the detention basin. Wunderlich will be designing the detention basin.

The actual location is northwest of the flat building.

John Nilges-KJU will be responsible for the detention, design, and all that pertains to it. They are providing stormwater detention off site. That is where my request came from that we have the financial assurance in place, which we currently do not. This detention will expand as the development grows.

Sandy Lucy-Is this Kurt's investment?

John Nilges-Yes. But I don't know the actual deal.

Sean Garrison-When Phase I goes on line we will meet all the City Codes especially with detention.

The size may increase but it will be submitted to the City for approval.

John Borgmann-What is the length of the drive from High Street to building #4?

Jacob Nowak-A little over 500'.

John Borgmann-Will you be sprinkling these facilities?

Jacob Nowak-Yes except the community building?

John Borgmann-What kind of construction?

Jacob Nowak-5B, R-2 Occupancy.

Samantha Cerutti Wacker-Do you have anything more to show us on Phase II?

Sean Garrison-We would have to apply for tax credits. The reason we showed Phase II on the development is because we basically wanted to get everything done before the code changes that we heard the City is changing soon. Just in case the codes do change is the reason why we started the process.

Tom Holdmeier-I agree with John on the gravel road. We would need more information on that issue.

John Borgmann-What is your Phase I roads going to be?

Sean Garrison-On the driving aisles it is going to be a heavy duty asphalt or concrete. It has not been decided.

John Borgmann-Can we approve Phase II with it being conceptual?

Mark Piontek-You can but the more I hear I am not comfortable with saying yes. It is no certainty on when this development will start. I feel Phase I is good but in my opinion there is not information for Phase II.

Sandy Lucy-So let's say Phase II doesn't exist do our codes want that road to come all the way around?

Mark Piontek-The code does not say that the roadway needs to go around it. You could require that as part of the development plan approval.

Tom Holdmeier-The problem is that if they try to get in there with an ambulance or a fire truck they are not going to be able to turn around.

Samantha Cerutti Wacker-Is the phase line a lot line?

John Borgmann-It is one in the same.

Jacob Nowak-We will be putting in plenty of drainage.

Samantha Cerutti Wacker-How do we approve Phase I?

Greg Skornia-Move the lot line.

Samantha Cerutti Wacker-Is that something you are willing to do?

Jacob Nowak-I believe the access easement would allow the use? We could get an access agreement for the road. Have the agreement for the access to Phase II land.

Mark Piontek-How do you grant yourself an easement if you own both lots?

Jacob Nowak-The easement would be granted to the City.

Mark Piontek-The owner of the easement is responsible for it. We are not going to maintain it.

Tom Holdmeier-What would happen to Phase II?

Tony Gokenbach-Does Phase II have to have access to High Street if we moved the line?

John Borgmann-They would have that access if they move that entrance further north and change the line then they would have the access at the corner of lot 3. Not sure why the bump down is drawn there?

Jacob Nowak-It was to line up with existing access, proposed future Phase II access.

John Borgmann-If you move the lot lines to include the access road you would think that the bump out could be moved up.

Jacob Nowak-I would have to check into that. We were trying to utilize as much as we can for the future development.

Sandy Lucy-When you are talking about Phase I and II we are usually talking about when Phase II is going to happen but tonight we figured out that we don't know when Phase II will happen which may never happen.

Sean Garrison-We just don't know right now when Phase II will be development.

Tony Gokenbach-Is by using gravel on that road are you pretty confident that something will not be built there?

Sean Garrison-No. This is just trying to save money at this point.

John Borgmann-We think that from our meeting in August we agreed that High Street would come down 60' on to lot 3.

Which is the code requirement. So instead of High Street stopping in the middle of lot 2 would extend 60' down to lot 3 and encompass the access. Whatever we do High Street needs to extend 60'. Do you know where the hydrants will be placed?

Sean Garrison-We do not at this time.

John Borgmann-Currently they should be 600'.

Jacob Nowak-500' apart.

John Borgmann-If there happens to be a fire in building 1, all those people cannot get out or in there. They are stuck. That is one of the things that we have to stay away from. If you look at Rhine River, they have a 28' drive but there is a gate that we can get thru. We have allowed one road in but we have regretted it in the past.

Tom Holdmeier-When we were talking to Kurt Unnerstall about doing this. There was discussion about High Street we wanted into the lot 3, at least 60' into lot 3.

Tony Gokenbach-We do have a bond?

Tom Holdmeier-Yes we do 60' into the lot 3.

Samantha Cerutti Wacker-Can we approve with condition of a paved road.

Tom Holdmeier-We do have the option to table it for next month.

Sean Garrison-We would like to have a approval for the timeline we are looking at.

John Borgmann-Counselor can they move the lot line or would they have to replat it?

Mark Piontek-They would have to replat.

Samantha Cerutti Wacker-Is there anything that we can do to approve this tonight?

Mark Piontek-You can approve Phase I of the development plan with contingency on the lot line being that the driveway be part of Phase I.

Samantha Cerutti Wacker-My motion would be to approve with the contingency that the lot line be moved and the road be paved drive.

Carolyn Witt-What about the 60' road extension?

Sean Garrison-We suggest it should just table until we can have some questions that you get answered.

Carolyn Witt-We are not think we are trying to not support the development it is just we have so many questions that need to be answered.

Sean Garrison-I understand but the Fire Chief said that he was ok with the gravel road.

Samantha Cerutti Wacker-I could not approve a conceptual plan.

John Borgmann-I agree.

Samantha Cerutti Wacker-We need more.

Greg Skornia-Renewing new codes does not effect this.

Motion made to table item, seconded, passed without dissent.

- 5) **File No. 16-0203** -Discussion of a Franklin County Conditional Use Permit for a Reception/Event Venue located at 1775 Bieker Road, approximately 1 mile south of South Point Road.
Sal Maniaci-Talk to Scottie Eagen. This is on Bieker Road. Called Sunset Bluffs, currently a vacation home. They would like this to use this as perhaps weddings. We have no objection. Staff will support this review.
John Borgmann-This is out of City limits so I have no comment.

Short discussion on Code Review. Just a basic clean up right now. Redline copy will be coming out in the next couple of months.

Motion to adjourn at 8:15 p.m., seconded, passed without dissent.

The next meeting of the Planning & Zoning Commission will be, March 14, 2016 at 7:00 p.m.

To: Planning and Zoning Commission
 From: Planning and Engineering Department
 Date: March 14, 2016
 Re: File # 16-0202–Riverbend Estates

Synopsis: The applicant is requesting Development Plan approval for Riverbend Estates

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Vacant Land	C-2
South	Vacant Land	Franklin County
East	Vacant Land	Franklin County
West	Single Family	Franklin County

Analysis:

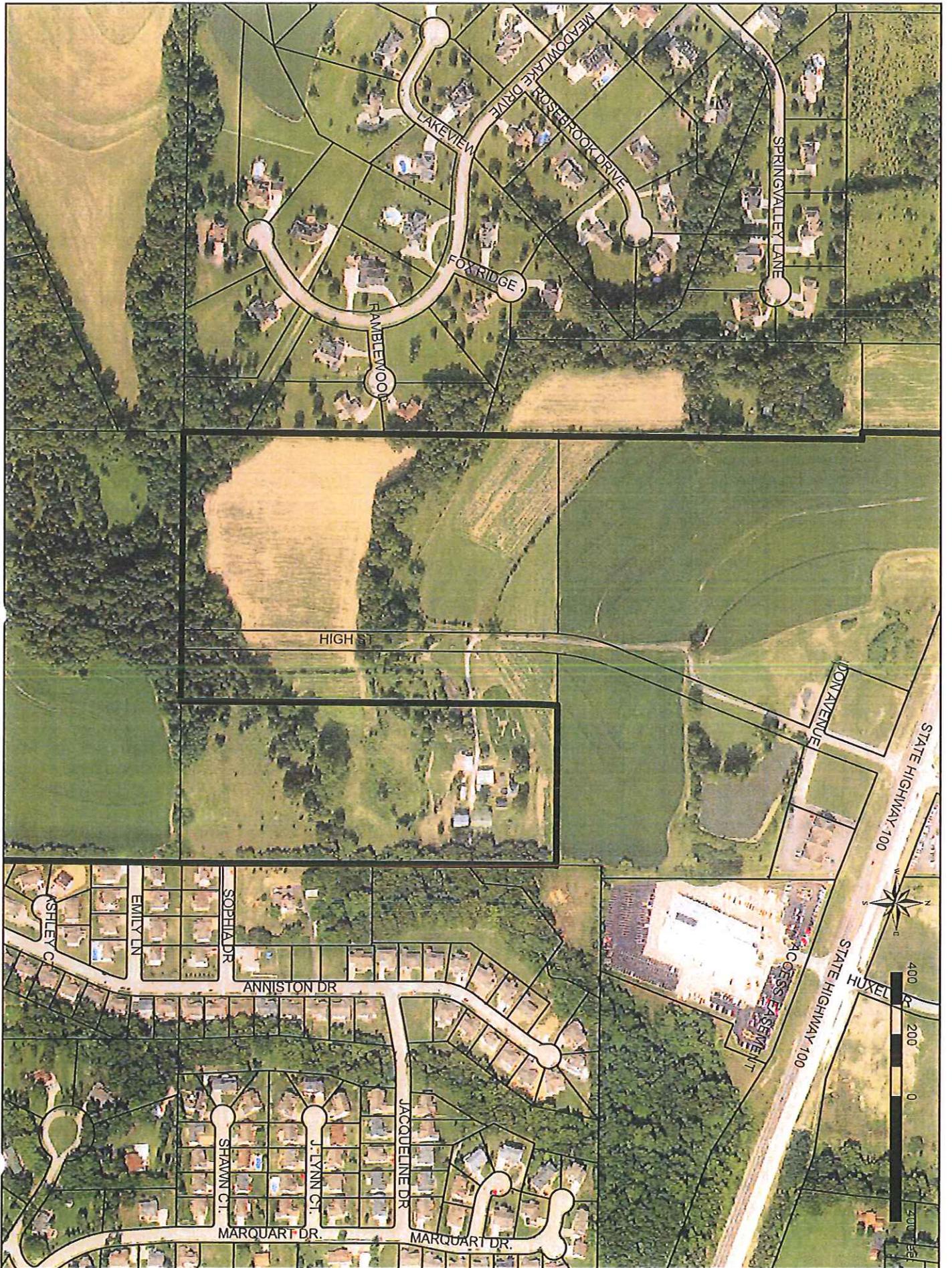
Riverbend Estates is a proposed Senior Community residential development. The resubmitted development plan shows 1 phase that includes 7 residential buildings with 6 units in each totaling to 42 units. It also includes a community building with laundry services, a fitness room, as well as some other amenities. The plan also proposes to access a newly extended High Street in two separate locations.

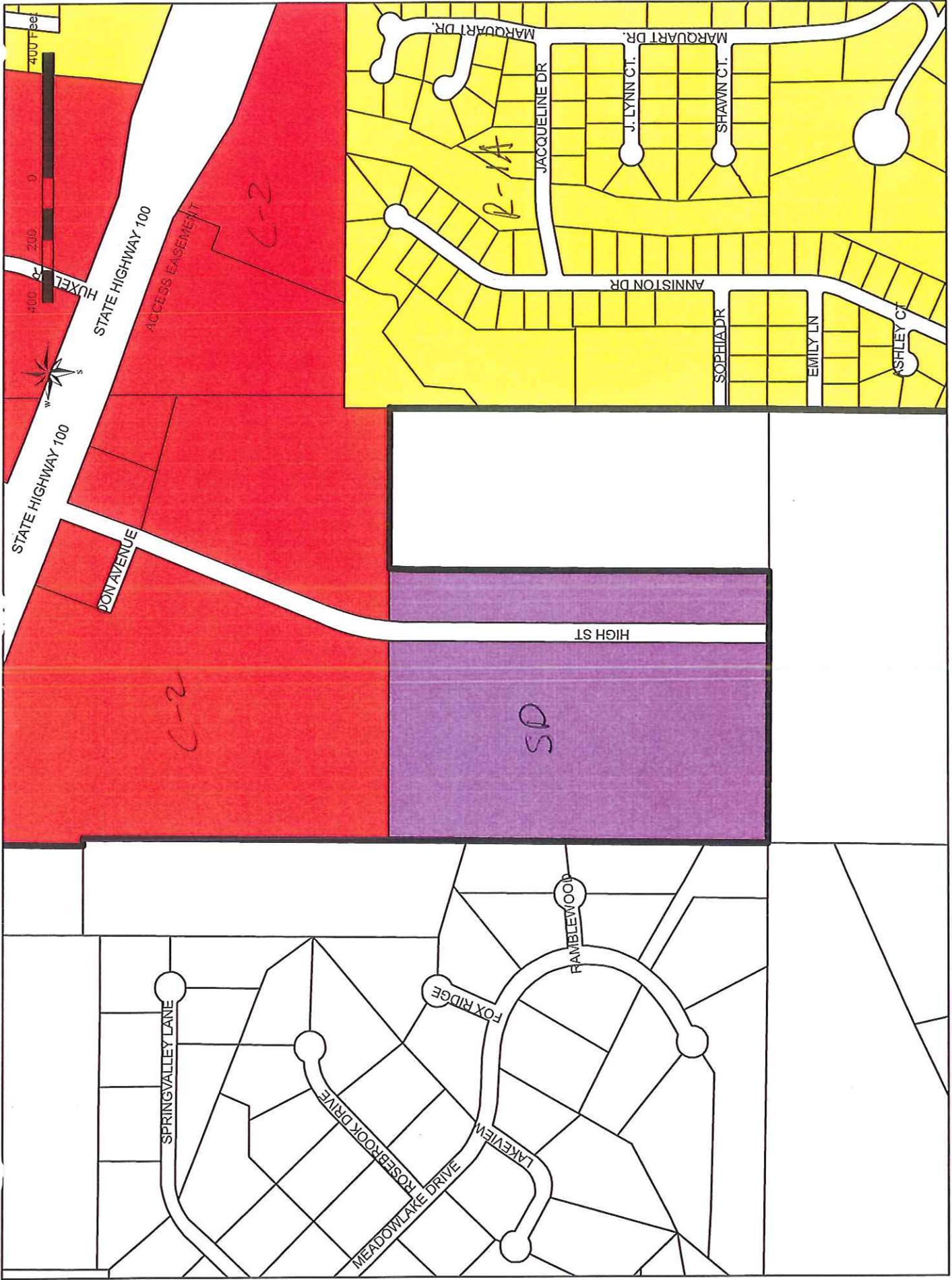
The applicant has submitted revised sheets removing Phase 2 from the original development plan. It shows High Street extended 60 feet past Lot 3 as well as a 26 foot wide fire lane between lots 2 and 3 that will be built to an approved hard surface. The plan also denotes the appropriate easements to an offsite stormwater detention basin.

If the development plan is approved, construction plans detailing roads, sewers, detention, and all other infrastructure will be required to be submitted and approved by the Planning and Engineering Staff.

Recommendation:

Staff recommends approval of the request for Development Plan Approval for Riverbend Estates under the condition that financial assurance is provided that the detention basin will be constructed to meet the stormwater needs or actual construction of the basin must be completed prior to the city issuing any permits.





Franklin County Planning and Zoning Department

Subdivision Application Form

RECEIVED

FEB 26 2016

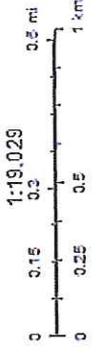
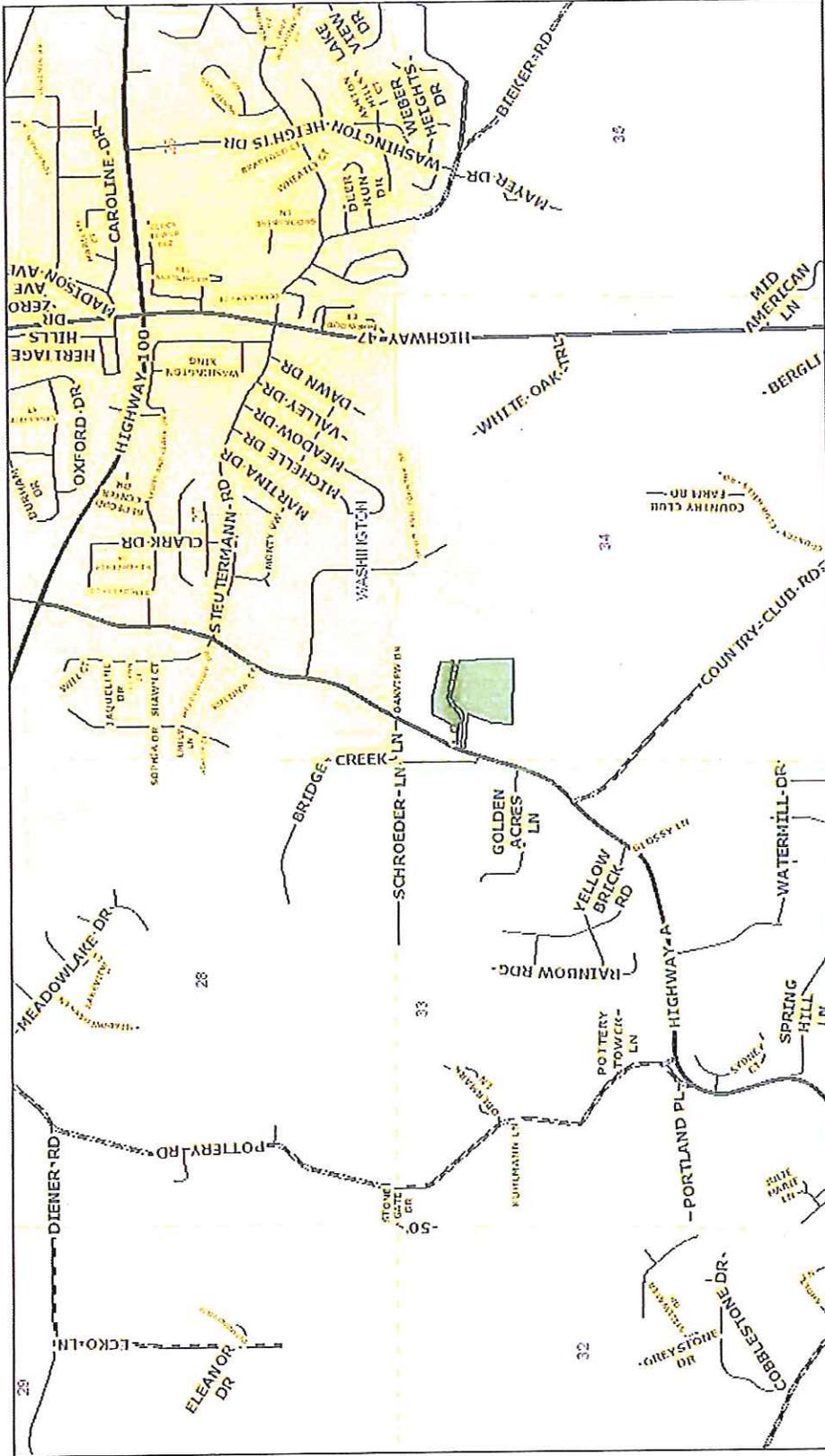
FRANKLIN COUNTY MO
PLANNING & ZONING DEPT

Submit the following information:

- 1. Completed Application
- 2. General Warranty Deed
- 3. Sketch Plan
- 4. Review Fee/Deposit (Refer to Section D)

Section A: Applicant Information			
Applicant Name		Linda Kubiak - POA for Logan Trust	
Mailing Address		P. O. Box 1553	
City, State, Zip +4		Washington, MO 63090	
Phone	636-384-0180	Fax	
Email		dank03@shglobal.net	
Section B: Property Location and Description			
Township(s)	44 North	Range(s)	1 West
Section(s)		34	
Tax/Parcel ID Number(s) (16 Digits)			
10-8-34.0-0-000-013.000			
Development Site Address(es)			
541 Logan Lane			
Zoning District(s)	St. Johns	Political Township(s)	SD
Total Acres		15.7	
Subdivision Name			
N/A			
Section C: Proposed Subdivision Activity			
Proposed Subdivision Name			
Logan's Run Plat 2 Lot 1			
Gross Acreage of All Lots	Net Acreage of All Lots	Number of Proposed Lots	
	3+	1	
Surveyor	Surveyor Email/Address		
Cameron Lueken			
Section D: Type of Action Requested (Please 'x' the appropriate box)			
<input checked="" type="checkbox"/>	Sketch Plan	\$70.00	Preliminary Plat \$400/\$650
<input type="checkbox"/>	Cluster Development	\$400/\$650	Charter Exemption \$70.00
<input type="checkbox"/>	Family Exemption	\$70.00	Large Lot/Revise or Combine Lots \$70.00
<input type="checkbox"/>	PUD - Step #1 - Sketch Plan	\$70.00	PUD - Step #2 - Area Plan \$650/\$750
<input type="checkbox"/>	Plat Vacation	\$150.00	
These amounts may be subject to recording fees charged by the Recorder of Deeds			
Purpose of Request (additional documentation may be required to support the application):			
We wish to sell 3+ acres with the existing house and keep the remaining acreage in the trust.			
Signature of Applicant (if a business, please provide documentation of authorization to sign)			Date
X <i>Linda Kubiak</i>			2-26-16
Paid Date	Amount Paid	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
02/26/16	70.00	<input checked="" type="checkbox"/> Check # 2105	

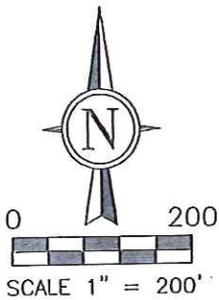
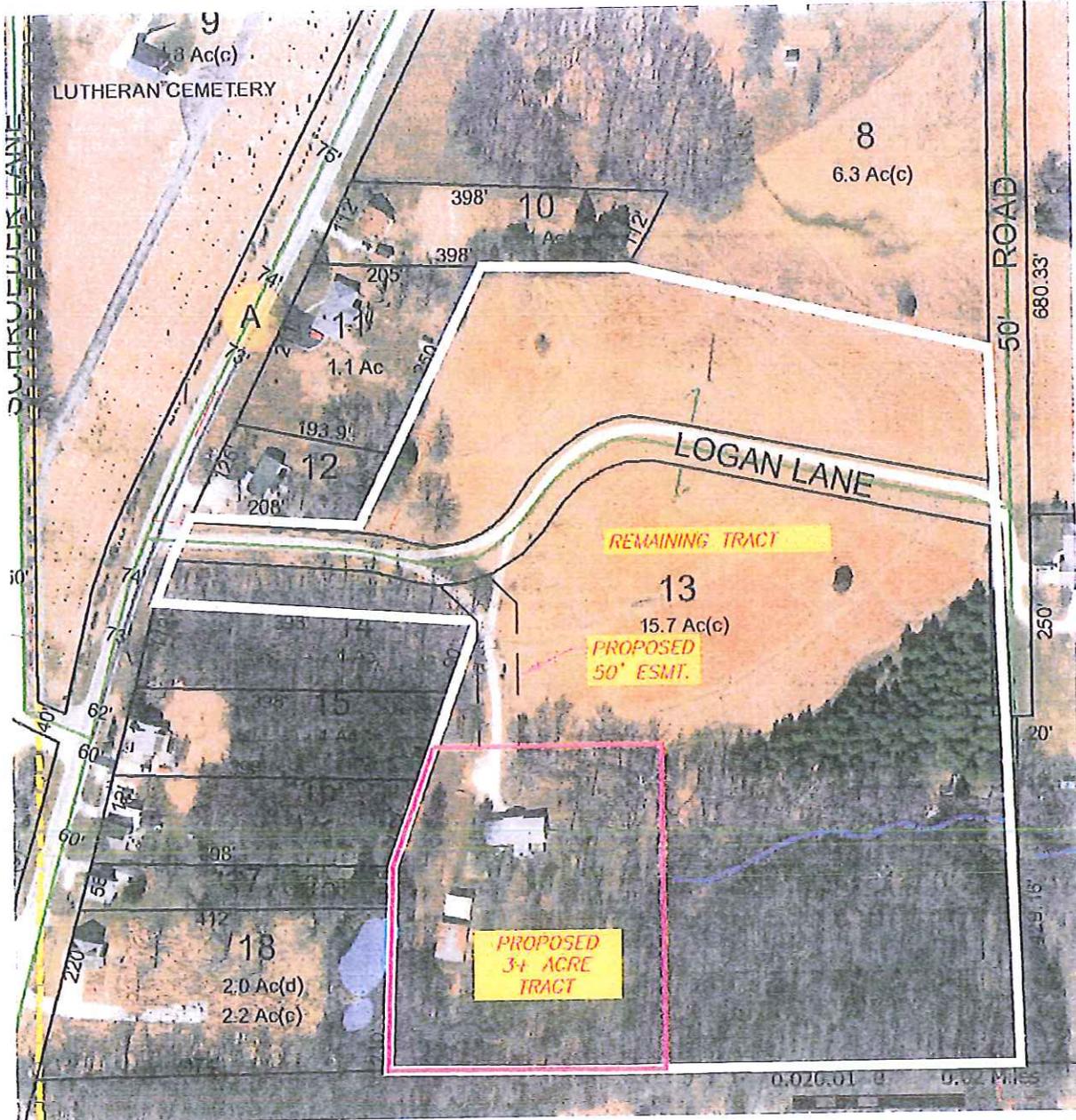
Kubiak Sketch Review



March 3, 2016

- STREETS**
- <all other values>
 - STATE
 - STATE-SPECIAL
 - COUNTY
 - SPECIAL
 - MIXED
 - CITY
 - PRIVATE
 - HIGHWAYS (NUMBERED)
 - HIGHWAYS (LETTERED)
 - Railroads

2016 Franklin County, VT 2562



	SKETCH PLAN PARCEL #10-8-34.0-0-000-013.000	
	PT. SEC. 34, T44N, R1W OF THE 5TH P.M.	
WUNDERLICH SURVEYING & ENGINEERING INC. 512 EAST MAIN STREET UNION, MO 63084 (636) 583-8400	SCALE: 1"=200' JOB: 6588 DATE: 2-26-16 SC: SC S: 6588	PRELIMINARY NOT FOR CONSTRUCTION
	SHEET 1 OF 1	

160053

Franklin County Planning and Zoning Department

Subdivision Application Form

RECEIVED

FEB 26 2016

Submit the following information:

- 1. Completed Application
- 3. Sketch Plan

- 2. General Warranty Deed
- 4. Review Fee/Deposit (Refer to Section D)

FRANKLIN COUNTY MO
PLANNING & ZONING DEPT

Section A: Applicant Information

Applicant Name Linda Kubiak - POA for Logan Trust		
Mailing Address P. O. Box 1553		
City, State, Zip +4 Washington, MO 63090		
Phone 636-384-0180	Fax	Email clank03@sbglobal.net

Section B: Property Location and Description

Township(s) 44 North	Range(s) 1 West	Section(s) 34
Tax/Parcel ID Number(s) (16 Digits) 10-8-34.0-0-000-013.000		
Development Site Address(es) 541 Logan Lane		
Zoning District(s) St. Johns	Political Township(s) SD	Total Acres 15.7
Subdivision Name N/A		

Section C: Proposed Subdivision Activity

Proposed Subdivision Name Logan's Run Plat 2 Lot 1		
Gross Acreage of All Lots	Net Acreage of All Lots 3+	Number of Proposed Lots 1
Surveyor Cameron Lueken	Surveyor Email/Address	

Section D: Type of Action Requested (Please 'x' the appropriate box)

<input checked="" type="checkbox"/> Sketch Plan	\$70.00	<input type="checkbox"/> Preliminary Plat	\$400/\$650
<input type="checkbox"/> Cluster Development	\$400/\$650	<input type="checkbox"/> Charter Exemption	\$70.00
<input type="checkbox"/> Family Exemption	\$70.00	<input type="checkbox"/> Large Lot/Revise or Combine Lots	\$70.00
<input type="checkbox"/> PUD - Step #1 - Sketch Plan	\$70.00	<input type="checkbox"/> PUD - Step #2 - Area Plan	\$650/\$750
<input type="checkbox"/> Plat Vacation	\$150.00		

These amounts may be subject to recording fees charged by the Recorder of Deeds

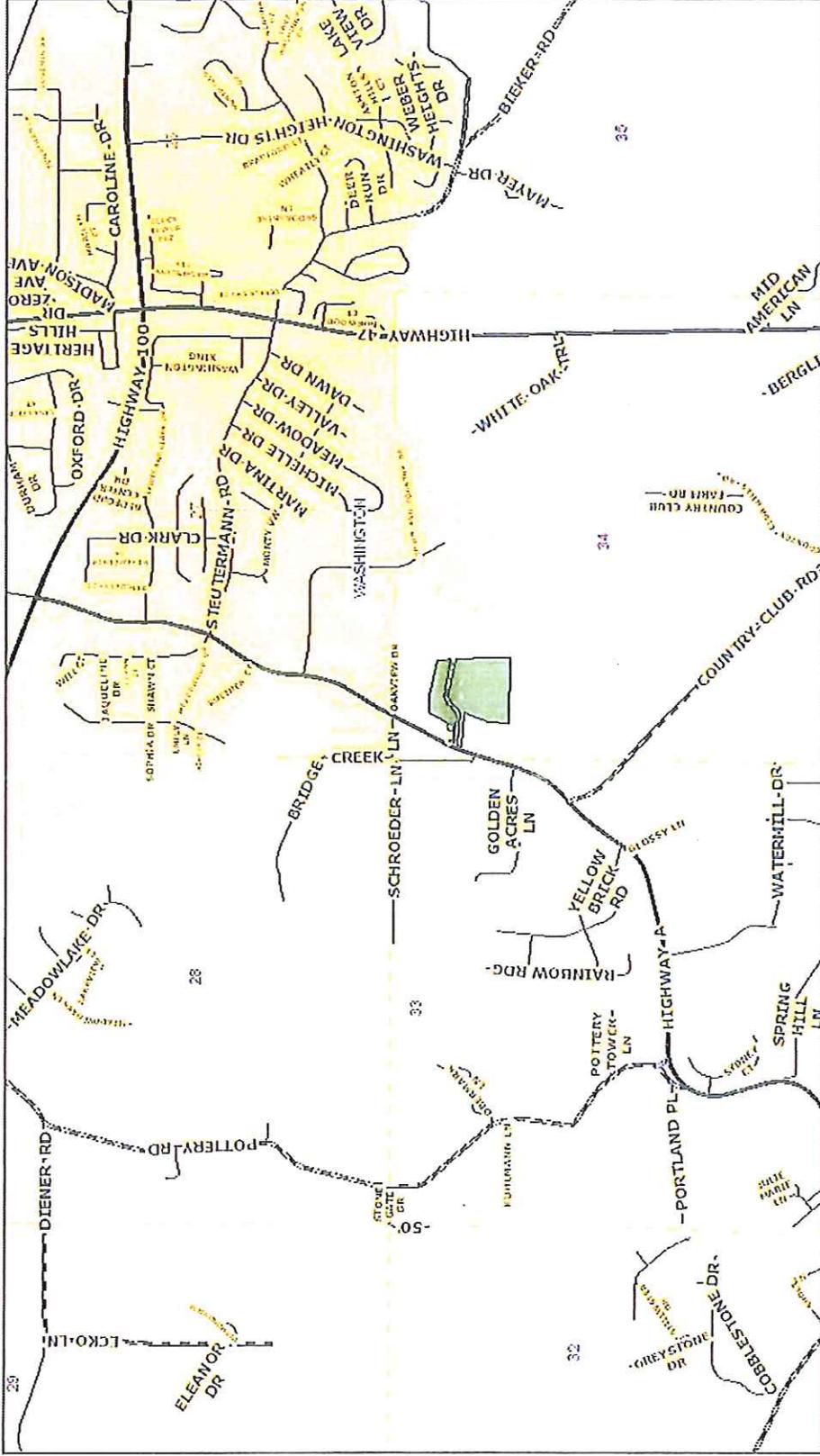
Purpose of Request (additional documentation may be required to support the application):

We wish to sell 3+ acres with the existing house and keep the remaining acreage in the trust.

Signature of Applicant (if a business, please provide documentation of authorization to sign) _____ Date 2-26-16

Paid Date 02/26/16	Amount Paid 70.00	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
		<input checked="" type="checkbox"/> Check # 2105	

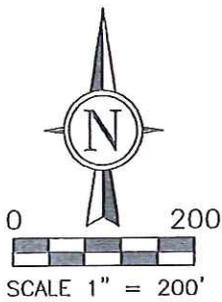
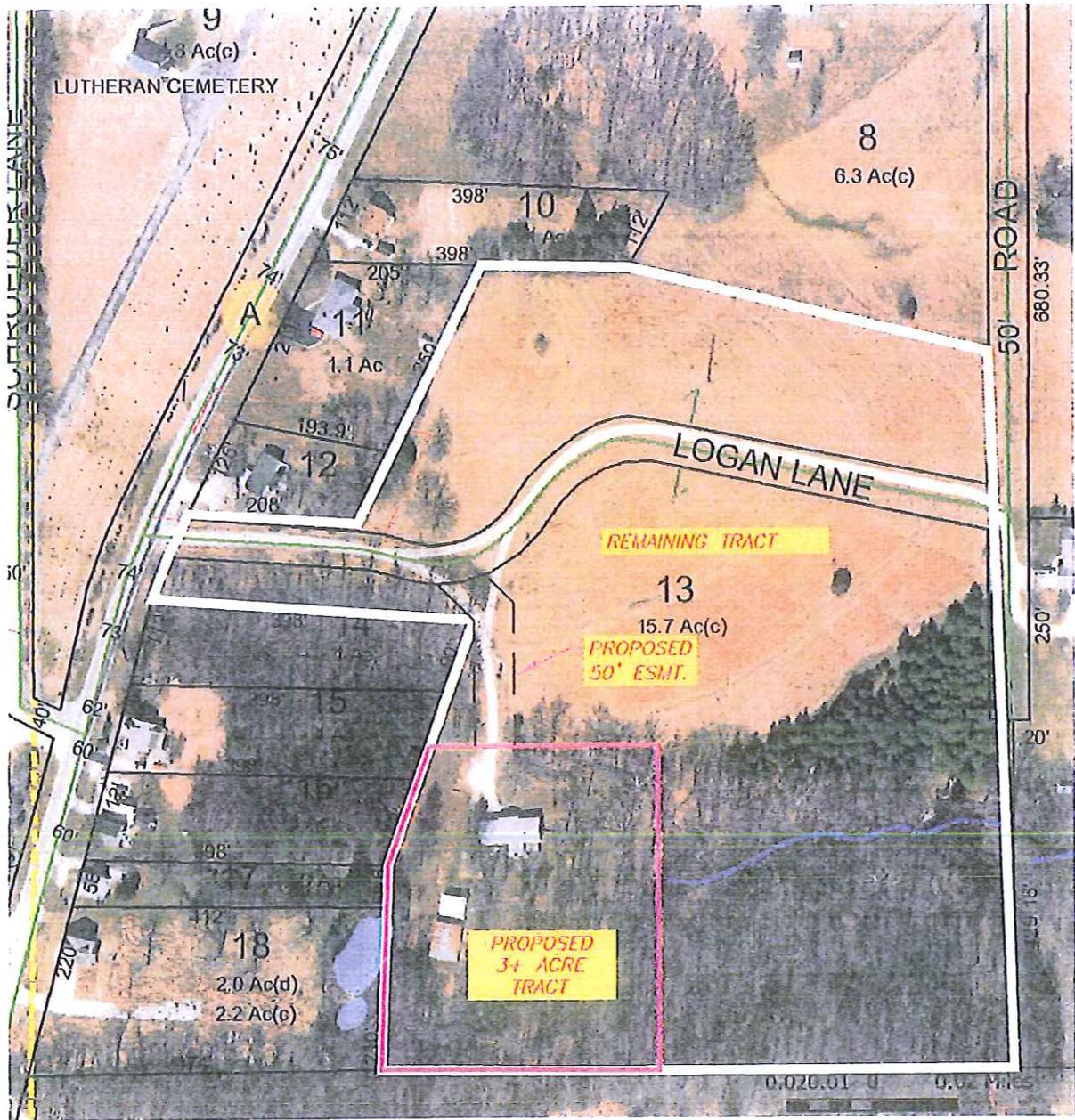
Kubiak Sketch Review



March 3, 2016

- STREETS**
- STATE-SPECIAL
 - COUNTY
 - STATE
 - MIXED
 - CITY
 - PRIVATE
 - HIGHWAYS (NUMBERED)
 - HIGHWAYS (LETTERED)
 - Railroads

2015 Franklin County, VT, Data



WUNDERLICH
 SURVEYING & ENGINEERING INC.
 512 EAST MAIN STREET
 UNION, MO 63084 (636) 583-8400

SKETCH PLAN
 PARCEL #10-8-34.0-0-000-013.000

PT. SEC. 34, T44N, R1W
 OF THE 5TH P.M.

SCALE: 1"=200'
 JOB: 6588
 DATE: 2-26-16
 SC: SC
 S: 6588

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET
1 OF 1

160053

ZICK, VOSS, POLITTE & RICHARDSON

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Direct Dial: (636) 231-4900
raz@zvplaw.com

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Robert A. Zick, Counsel for Washington, Missouri Redevelopment Corporation 

DATE: March 2, 2016

Re: Redevelopment Plan for the Sale of a Lot in Brandon Brinker Subdivision to the City of Washington

Ladies and Gentlemen:

Enclosed within your packets for the regular meeting of the Planning and Zoning Board to take place on March 14, 2016, at 7:30 p.m., in the City Council Chambers, is the redevelopment plan described above.

It is important that the Plan submitted to you at this meeting be approved at this Public Hearing. Therefore, if any of you have any comments or suggestions concerning the plan, I would appreciate hearing from you prior to the public hearing.

Also enclosed is a draft of the letter I will be requesting the Planning and Zoning Commission to authorize the chairman to sign at the conclusion of the hearing.

Thank you for your cooperation.

RAZ:kmm
Enclosures

W:\Q-R-S-T-U\353\AMENDS\14\P&Z Memo re Plan Amendment #14.docx

WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION

**DEVELOPMENT PLAN FOR THE SALE OF LOT 1 OF BRANDON BRINKER
SUBDIVISION TO THE CITY OF WASHINGTON**

WHEREAS, the Washington, Missouri Redevelopment Corporation owns Lot 1 of Brandon Brinker Subdivision in the City of Washington, Missouri; and

WHEREAS, the Washington, Missouri Redevelopment Corporation is desirous of selling said lot to the City of Washington, Missouri for such uses and purposes as it may determine to be appropriate.

NOW, THEREFORE, Washington, Missouri Redevelopment Corporation hereby approves the development plan to sell the property described below to the City of Washington, as required by Chapter 10 of the Washington City Code, Urban Redevelopment, Section 6, which plan is itemized as follows, to wit:

(a) Legal description:

The property to be conveyed to the City of Washington, Missouri is described as the following tracts located in Franklin County, Missouri:

TRACT I:

Lot One (1) Brandon Brinker Subdivision in the City of Washington, being part of the Northwest qr. in Section 16 and part of the Northeast qr. in Section 17, Township 44 North, Range 1 West of the 5th P.M., as per plat of record in Plat Book O, page 886, in the office of the Recorder of Deeds.

TRACT II:

Together with the non-exclusive right of ingress and egress over Recycle Drive, a 50' subdivision roadway, as more fully shown on the plat of said subdivision.

The Washington, Missouri, Redevelopment Corporation is authorized to make minor changes or adjustments in the preliminary descriptions set out in this Section (a).

- (b) Stages of project: One stage only – sale and closing of the lot to the City of Washington.
- (c) Property to be demolished: None
- (d) Building renovation: None
- (e) New construction: None

- (f) Amenities: None
- (g) Property for public agencies: None, except as described above.
- (h) Zoning changes: None
- (i) Street changes: None
- (j) Dwelling accommodations: None
- (k) Housing and business relocation: None
- (l) Proposed housing: None
- (m) Financing: The City of Washington will be responsible for paying the entire purchase price of \$100.00 at the closing.
- (n) Management: None
- (o) Eminent domain: None
- (p) Eminent domain on behalf of proponents of plan: None
- (q) Assignment of plan: None
- (r) Certificate of incorporation: A copy of the Certificate of Incorporation for the Washington, Missouri Redevelopment Corporation is attached.
- (s) Other information:
 - (i) The property which is the subject of this development plan is blighted, as that term is defined within the Urban Redevelopment Ordinance of the City of Washington, because the property in its present state is not usable, and is not productive in any way; whereas, the City of Washington will be able to make use of the property, as it adjoins other property owned by the City.
 - (ii) Written notice of the filing of this plan is not applicable, since the property which is subject to the plan is now owned by the Washington, Missouri Redevelopment Corporation.
 - (iii) For informational purposes, the hearing to be conducted by the Planning and Zoning Commission of the City of Washington will occur at 7:30 p.m., or as soon thereafter as the matter can be reached on the agenda, on the 14th day of March, 2016, in the City Council meeting room located at City Hall, 405 Jefferson, Washington, Missouri 63090.

STATE OF MISSOURI



ROY D. BLUNT
SECRETARY OF STATE

CORPORATION DIVISION

CERTIFICATE OF INCORPORATION

WHEREAS, DUPLICATE ORIGINALS OF ARTICLES OF INCORPORATION OF
WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION

HAVE BEEN RECEIVED AND FILED IN THE OFFICE OF THE SECRETARY OF
STATE, WHICH ARTICLES, IN ALL RESPECTS, COMPLY WITH THE
REQUIREMENTS OF THE GENERAL AND BUSINESS CORPORATION LAW;

NOW, THEREFORE, I, ROY D. BLUNT, SECRETARY OF STATE OF THE STATE
OF MISSOURI, BY VIRTUE OF THE AUTHORITY VESTED IN ME BY LAW, DO
HEREBY CERTIFY AND DECLARE THIS ENTITY A BODY CORPORATE, DULY
ORGANIZED THIS DATE AND THAT IT IS ENTITLED TO ALL RIGHTS AND
PRIVILEGES GRANTED CORPORATIONS ORGANIZED UNDER THE GENERAL AND
BUSINESS CORPORATION LAW.

IN TESTIMONY WHEREOF, I HAVE SET MY
HAND AND IMPRINTED THE GREAT SEAL OF
THE STATE OF MISSOURI, ON THIS, THE
25TH DAY OF AUGUST, 1988.

Roy D. Blunt
Secretary of State

\$53.00

