

**CITY OF WASHINGTON, MISSOURI**  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, October 12th, 2015 @ 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, Carolyn Witt, Greg Skornia, Kevin Cundiff, Tom Holdmeier, Mayor Sandy Lucy, John Borgmann,  
**Absent:** Samantha Cerutti Wacker  
**Also Present:** Dan Boyce, Mark Piontek
- 2) Approval of the Minutes from September 14th, 2015  
**Motion to approve the minutes, motion made and seconded, passed without dissent.**
- 3) **File No. 15-0907**, 353 Redevelopment Corporation. Amendment No. 13 to Redevelopment Plan.  
**Darren Lamb**-This is a transfer of ¾ of an acre. What is being transferred is off Bluff Road on the Southwest corner. M.E. Frick Drive. 353 owns where the lake is located. This will help Frick's in the first phase of possible expansion.  
**Motion made by Carolyn Witt, and seconded by Tony Gokenbach, passed without dissent.**
- 4) **File No. 15-0905**, Gail Engemann. Applicant is seeking a Special Use Permit for 504 Fremont Street for use as a Bed & Breakfast.  
**Dan Boyce**-R-2 Overly, single family home that they want utilize as a B&B.  
**Motion made by John Borgmann, seconded by Sandy Lucy, passed without dissent.**
- 5) **File No. 15-0906**, Kurt Unnerstall, Hanover Place. Applicant is requesting approval for a display home.  
**Dan Boyce**-Our codes do not give me the ability to approve. They had to get P&Z approval. It has frontage street. They have the utilities in. The developer has applied for a variance for rear and front yard setbacks. One is not contingent on the other. They will be going in front of the Board of Adjustment.  
**Motion made by Greg Skornia, second by Tony Gokenbach, passed without dissent.**
- 6) **File No. 15-0908**, MPH Properties. Review for Franklin County Planning & Zoning Commission.  
**Darren Lamb**-This property is adjacent to city limits. It has been in industrial use. We market this property, it would make sense to give it industrial zoning. I would recommend that we support the zoning. We can send a letter of support that this property be rezoned.  
**Sending letter of support, motion made by Tony Gokenbach, seconded by Carolyn Witt. Passed without dissent.**

**Motion to adjourn at 7:25 p.m. by Kevin Cundiff, second by John Borgmann, passed without dissent.**

The next meeting of the Planning & Zoning Commission will be November 9th, 2015 at 7:00 p.m.

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Thomas R. Holdmeier  
Chairman