

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, October 12, 2015 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from September 14, 2015.
- 3) **File No. 15-0907**, 353 Redevelopment Corporation. Amendment No. 13 to Redevelopment Plan.
- 4) **File No. 15-0905**, Gail Engemann. Applicant is seeking a Special Use Permit for 504 Fremont Street for use as a Bed & Breakfast.
- 5) **File No. 15-0906**, Kurt Unnerstall, Hanover Place. Applicant is requesting approval for a display home.
- 6) **File No. 15-0908**, MPH Properties. Review for Franklin County Planning & Zoning Commission.

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.

15-0905

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services
405 Jefferson Street · Washington, MO 63090
636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Location/Street Address: 504 FREMONT ST.

Owner: ^{DeBourge} GAIL ENGEMANN Phone: 636-392-8117

Owner's Address: 9 AUTUMN MEADOW CT. 63090

Current Zoning of the Foregoing Property: R20

It is proposed that the property be put to the following use: B & B / Quiet House

Lot Size: Frontage _____ (feet) Depth _____ (feet) Number of Stories 2

Number of Units: 1 (Home) Number of Off-Street Parking Spaces: 2

Include with this Special Use Permit Application:

- 1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
- 2. Completed Special Use Permit Application
- 3. Plot Plan
- 4. Legal Description of Property
- 5. Building Elevation Plan (for new construction only)

Gail DeBourge Engemann
Signature of Applicant

9/8/15
Date

GAIL DEBOURGE-ENGEMANN
Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

curb appeal will enhance the neighborhood

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

1500sf, comparable to other homes

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

very minimal no affect

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

no increase in traffic

5. The added noise level created by activities associated with the proposed use.

no increase in noise activity

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

none

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

Curb appeal will be well maintained
& enhanced!

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

no change

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

Curb ~~appeal~~ appeal; well maintained

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

no change

To: Planning and Zoning Commission
From: Engineering Department Staff
Date: October 5, 2015
Re: File #15-0905. Special Use Permit-504 Fremont Street
Synopsis: The applicant is requesting a Special Use Permit for use as a Bed & Breakfast at 504 Fremont Street.

| Adjacent Land Use / Zoning Matrix | | |
|--|--|-----------------|
| | Existing Land Use | Existing Zoning |
| North | Single & Two-Family Residence District | R-20 |
| South | General Commercial District | C-20 |
| East | Single Family | R-1B |
| West | Single & Two-Family Residence District | R-20 |

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Monday, Monday, November 16, at 7:00 p.m., or as soon thereafter as the public may be heard in the Council Chambers of City Hall of said City to consider the following:

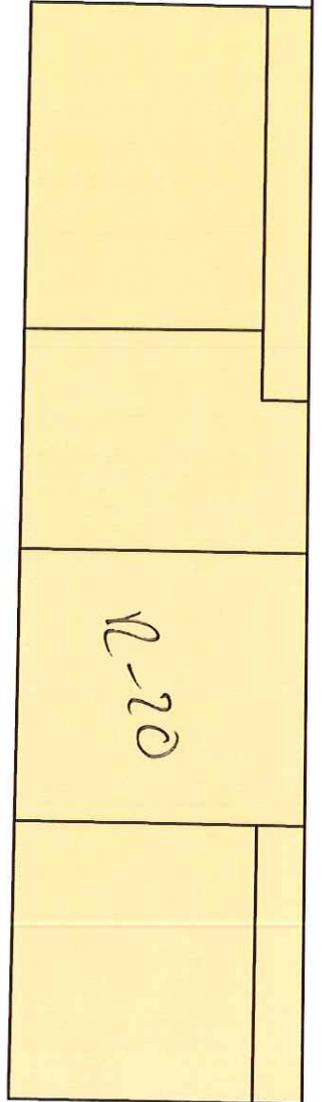
Special Use Permit

Bob & Gail Engemann. Applicant is seeking a special use permit to establish a Bed & Breakfast at 504 Fremont Street, Washington, MO in an R20-Two Family Zoning District.

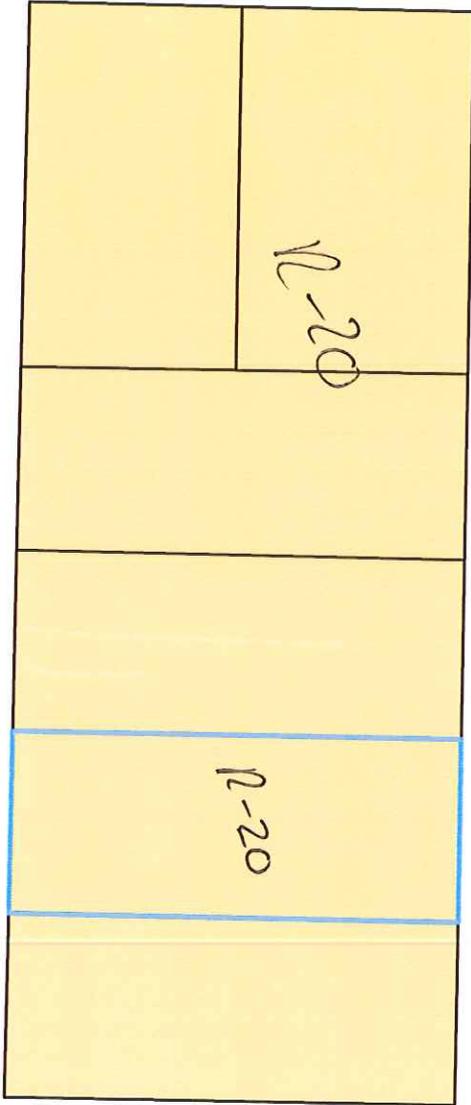
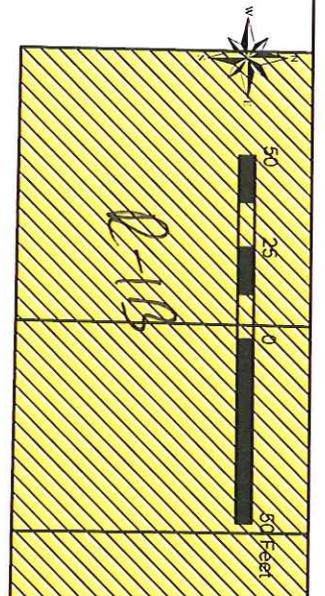
Further information on this application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington MO 63090.

City of Washington
Mary Trentmann
City Clerk

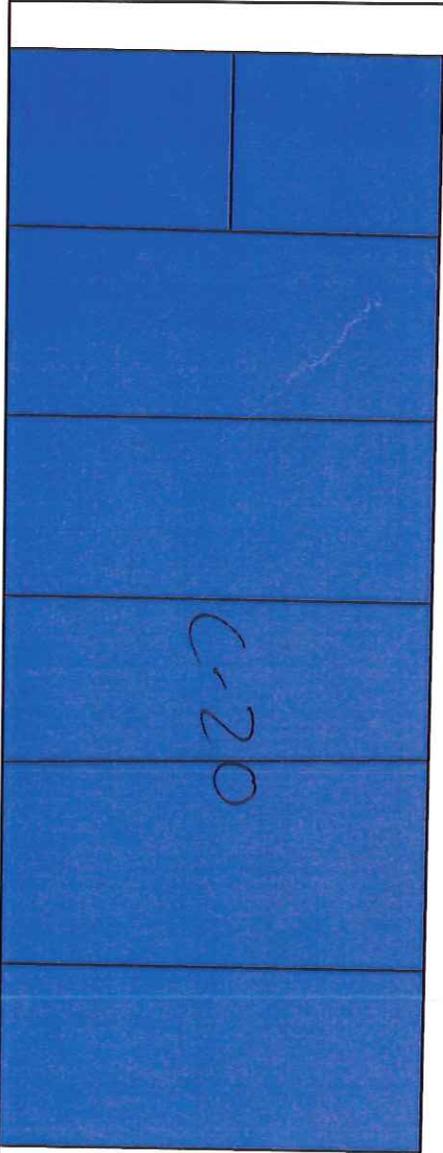
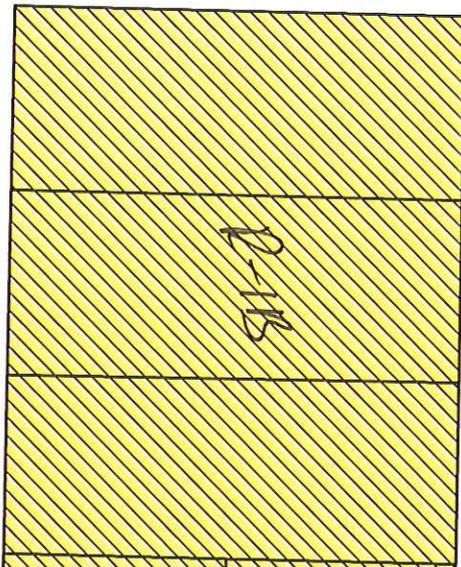
Please publish in the Missouriian October 14th & 16th, 2015.



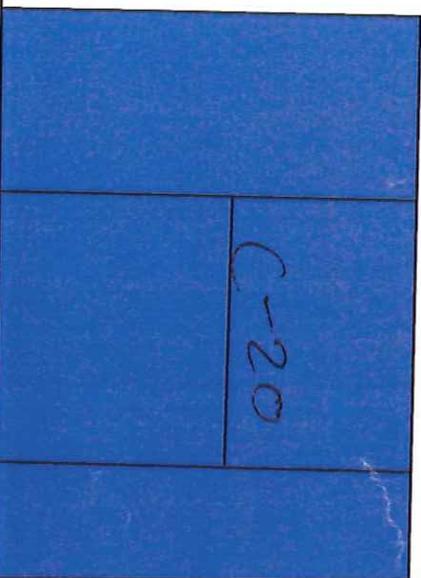
FREMONT ST.



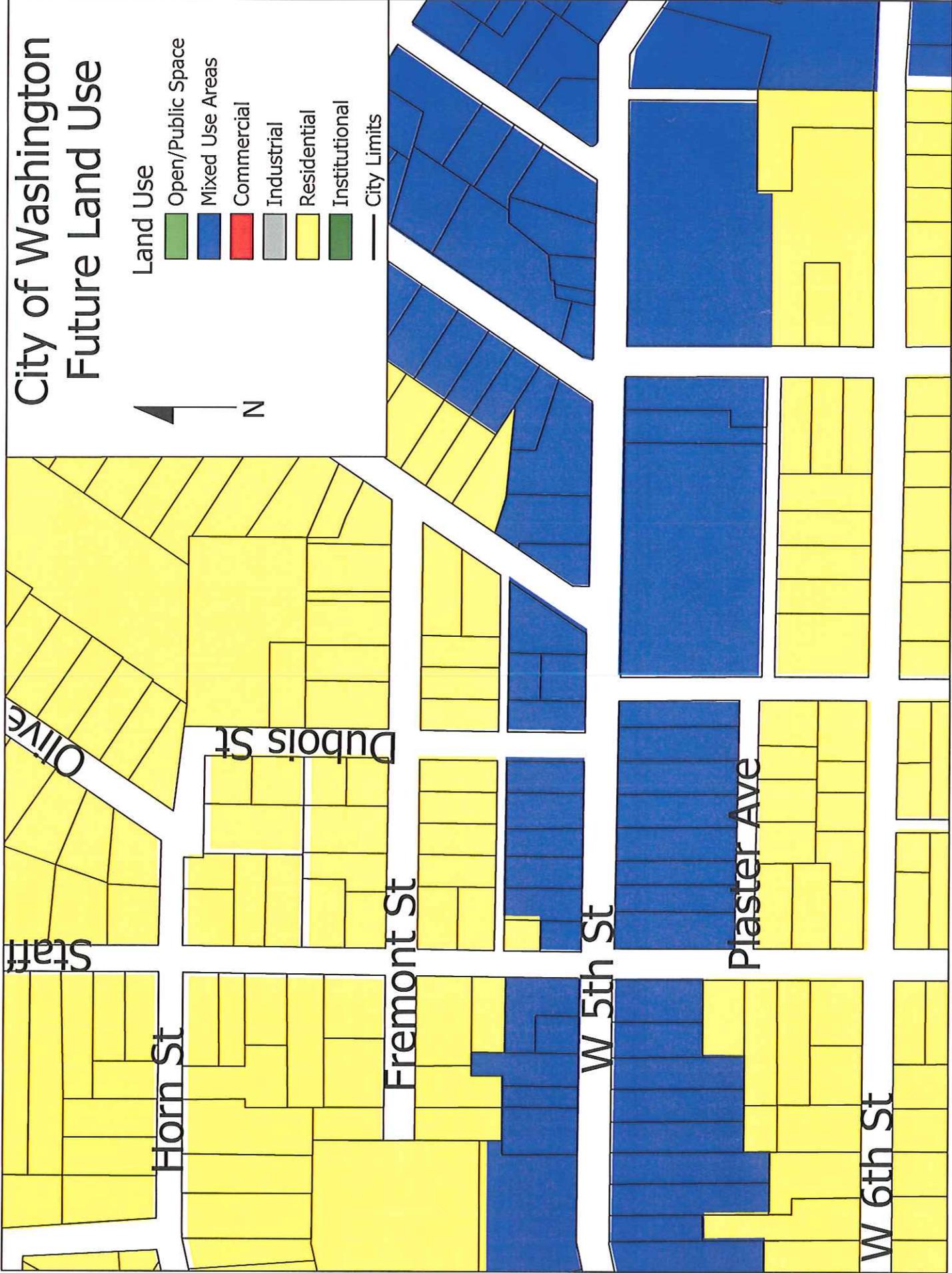
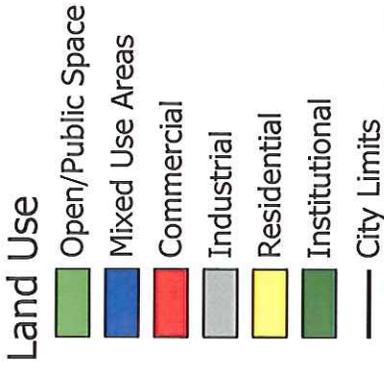
DUBOIS ST.



ALLEY



City of Washington Future Land Use







October 5, 2015

Property Owner
Washington, MO 63090

Re: File #15-0905-Special Use Permit to establish a Bed & Breakfast at 504 Fremont Street.

The City of Washington has received the following request from the above mentioned applicant:

Special Use Permit to establish a Bed & Breakfast at 504 Fremont Street.

This request will be reviewed by the Planning & Zoning Commission at their regularly scheduled meeting on **October 12, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

A public hearing on this request will be held before the City Council on **Monday, November 2, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,

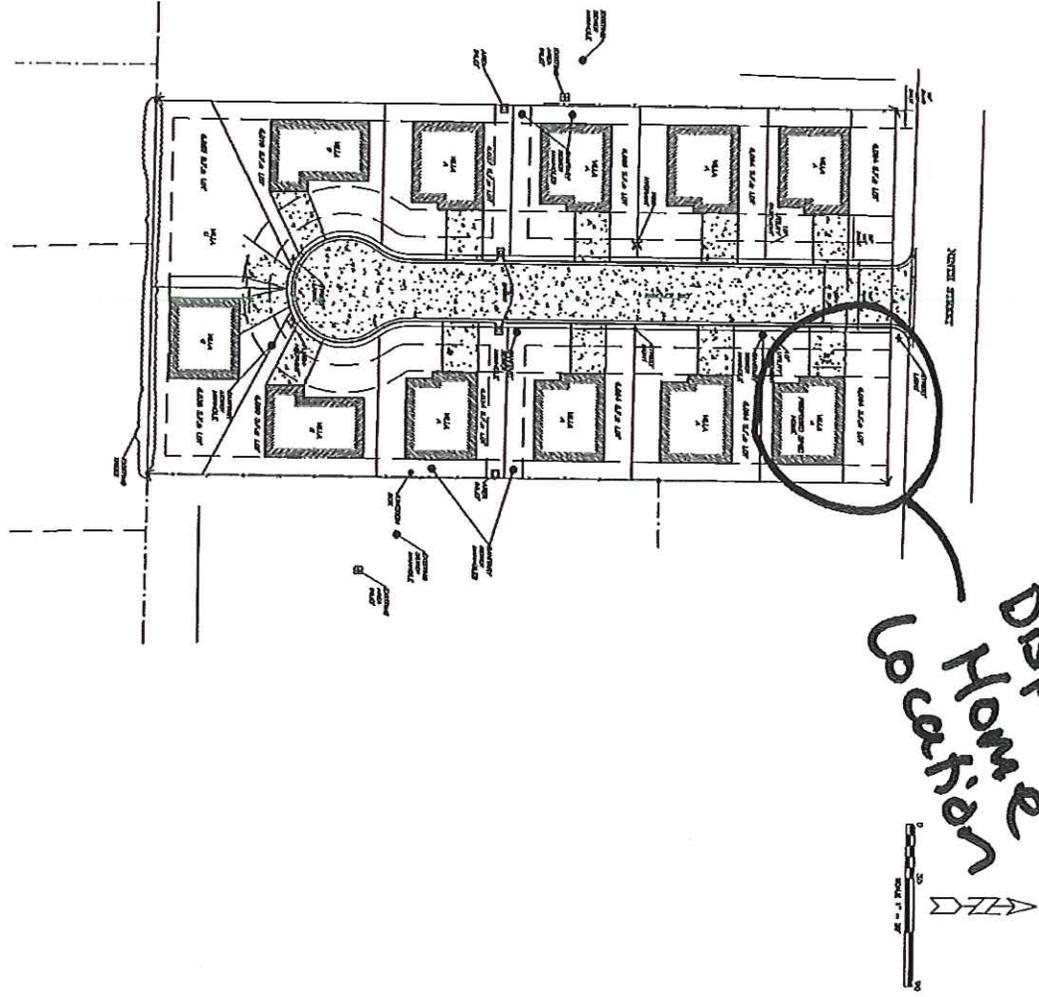
A handwritten signature in blue ink that reads 'Daniel E. Boyce'. The signature is written in a cursive style with a large, stylized 'D' and 'B'.

Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090

- GENERAL NOTES:**
1. Owner: Cedar Valley, LLC
 2. Architect: The Architects, 100 2200
Riverside Drive, Cedar Valley, IA 52601
 3. General Contractor: Midwestern Company of Dubuque, IA
 4. Date of Issue: 10/15/2009
 5. Date of Issue is 2009
 6. This is a general contract.
 7. The contractor shall be responsible for obtaining all necessary permits.
 8. The contractor shall be responsible for obtaining all necessary permits and for all other matters that may be required for the work.

- CONSTRUCTION NOTES:**
- 1) UNDESIGNED PARTS, STRUCTURES, AND UTILITIES HAVE BEEN PLACED FROM AVAILABLE RECORDS. MAJOR REVISIONS TO THE DESIGN AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE DESIGN AND CONSTRUCTION OF ANY UTILITIES NOT SHOWN. ALL UTILITIES SHALL BE LOCATED FROM RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE DESIGN AND CONSTRUCTION OF ANY UTILITIES NOT SHOWN.
 - 2) ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - 3) ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
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 - 17) ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - 18) ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - 19) ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - 20) ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.



Display
Home
Location

| | |
|------------|----------|
| SHEET PLAN | |
| MUSEUM | |
| DATE | 10/15/09 |
| SCALE | AS SHOWN |
| DESIGNER | |
| CHECKER | |
| APPROVER | |

[Ord. No. 4548 §8, 3-17-1975; Ord. No. 5423 §1, 10-6-1980]

- A. *Construction of Display Home.* After approval of the preliminary plat the Planning Commission may grant approval for the construction of one (1) display home on a proposed lot so long as said display home has access to an existing City street or it is located on a lot fronting or abutting on a subdivision road that had been opened.
- B. *Sale of Display Home.* The display home constructed under the authority herein contained shall not be sold until the final plat has been approved and recorded.
- C. *Other Building Permits Prohibited, When.* Except for the construction of a display home as herein provided, no building permit shall be issued for construction in a subdivision unless the plat thereof shall have been approved and recorded in accordance with the provisions of this Chapter. Whenever an application for a building permit is received for construction on a lot or tract of land containing an existing building, said permit shall not be issued until the Building Inspector is satisfied that said development has been approved in accordance with the provisions of this Chapter.

Vanek, Gina

From: Andrea <andrea@kjuinc.com>
Sent: Monday, October 05, 2015 2:01 PM
To: Vanek, Gina
Subject: RE: Hanover Place - Display Home

Finished floor elevation will be 624, and I'm pretty sure I brought by a set of house plans. If not I'll run a set by the office.

From: Vanek, Gina [mailto:gvanek@ci.washington.mo.us]
Sent: Monday, October 05, 2015 1:30 PM
To: 'Andrea' <andrea@kjuinc.com>
Subject: RE: Hanover Place - Display Home

Hi Andrea,

Dan was asking that we get elevations for the above display home project.

Let me know if you have any questions.

Thanks.
Gina

From: Andrea [mailto:andrea@kjuinc.com]
Sent: Wednesday, September 30, 2015 11:31 AM
To: Boyce, Dan
Cc: Vanek, Gina; chad@kjuinc.com; "Kurt Unnerstall"
Subject: Hanover Place - Display Home

Dan,

Attached is the site plan for the proposed display home at Hanover Place. We are seeking approval of the display home per City Code 490.080 A. Please place us on the October P&Z meeting agenda.

Thank you,

Andrea Straatmann, E.I.T.
Project Manager
K.J. Unnerstall Construction
4923 South Point Road
Washington, MO 63090
P: 636-239-2028
F: 636-239-2002

15-0907

ZICK, VOSS, POLITTE & RICHARDSON
A Professional Corporation
ATTORNEYS AT LAW

The Schwegmann House
438 West Front Street
P.O. Box 2114
Washington, Missouri 63090

Robert A. Zick
Kurt A. Voss*
David P. Politte
Kevin A. Richardson

(636) 239-1616
Facsimile: (636) 239-5161
Direct Dial: (636) 231-4900
raz@zvplaw.com

Sean D. Brinker
*Missouri and Illinois

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Robert A. Zick, Counsel for Washington, Missouri Redevelopment Corporation
DATE: September 30, 2015
Re: The Sale of Property in Schulze Tract II Industrial Park to Bluff Road, LLC;
Amendment No. 13 to the Redevelopment Plan

Ladies and Gentlemen:

Enclosed within your packets for the regular meeting of the Planning and Zoning Board to take place on Monday, October 12, 2015, at 7:30 p.m., in the City Council Chambers, is the redevelopment plan amendment 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:kme
Enclosures

W:\Q-R-S-T-U\353\AMENDS\13\P&Z Memo re Plan Amendment #13.doc.docx

WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION

AMENDMENT NO. 13 TO THE DEVELOPMENT PLAN FOR ACQUISITION OF
AN INDUSTRIAL TRACT COMMONLY KNOWN AS
SCHULZE TRACT II, PROVIDING FOR SALE OF A LOT TO
BLUFF ROAD, LLC

WHEREAS, the Washington, Missouri Redevelopment Corporation has previously submitted a development plan for the acquisition of an industrial tract commonly known as Schulze Tract II; and

WHEREAS, said development plan has been approved by the City of Washington, Missouri, by its Ordinance Number 7253, dated July 20, 1992; and

WHEREAS, said development plan has previously been amended by Amendment No. 1 to the development plan, providing for the sale of Lots 1, 2 and 3 of Schulze Tract II to Frick's Meat Products, Inc., Sporlan Valve Company and Jefferson Products Company, respectively, which Amendment No. 1 was approved by the City of Washington, Missouri, by its Ordinance No. 7296, dated October 19, 1992 (said Amendment No. 1 included, in part, a description of an arrangement regarding Frick's Meat Products, Inc., which arrangement was amended by Amendment No. 2 described below); and

WHEREAS, said development plan has also been amended by Amendment No. 2 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7552, dated April 18, 1994, authorizing the sale of lots to Frick's Meat Products, Inc., and Anpaul Window Company; and

WHEREAS, said development plan has also been amended by Amendment No. 3 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7618, dated August 15, 1994, authorizing the sale of a lot to Richard and Judy Ritz; and

WHEREAS, said development plan has also been amended by Amendment No. 4 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7758, dated June 19, 1995, providing for the refunding of certain infrastructure development costs to Sporlan Valve Company; and

WHEREAS, said development plan has also been amended by Amendment No. 5 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7985, dated August 19, 1996, authorizing the sale of, or granting of options to purchase, tracts to Mark and Gina Sahn, Dennis Werner and Midwest Trenching and Excavation, Inc.; and

WHEREAS, said development plan has also been amended by Amendment No. 6 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 8026, dated October 21, 1996, authorizing the sale of a lot to E.R. Belt, L.P.; and

WHEREAS, said development plan has also been amended by Amendment No. 7 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 8027, dated October 21, 1996, authorizing the sale of a lot to the Washington Civic Industrial Corporation; and

WHEREAS, said development plan has also been amended by Amendment No. 8 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 8097, dated December 16, 1996, authorizing the sale of a lot to Marjorie A. Sansone; and

WHEREAS, said development plan has also been amended by Amendment No. 9 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 98-8405, dated June 15, 1998, authorizing the sale of a lot to Melton Machine & Control Company and to The Novus Group (for lease to ADAC), which latter sale to The Novus Group fell through and did not occur; and

WHEREAS, said development plan has also been amended by Amendment No. 10 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 99-8682, dated October 18, 1999, authorizing the sale of a lot to Todd Boland; and

WHEREAS, said development plan has also been amended by Amendment No. 11 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 01-9057, dated September 4, 2001, authorizing the sale of a lot to R&M Partners, LLC, (M&R Platting transaction); and

WHEREAS, said development plan has also been amended by Amendment No. 12 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 04-9512, dated January 20, 2004, authorizing the sale of a lot to Frick's Meat Products, Inc.; and

WHEREAS, the Washington, Missouri Redevelopment Corporation is now desirous of further amending the plan approved by the ordinances described above, by adding thereto certain provisions to allow for the sale of, or granting of options to purchase, certain lots or tracts.

NOW, THEREFORE, the initial development plan described above is hereby amended, as required by Chapter 10 of the Washington City Code, Urban Redevelopment, Section 6, with respect to those amended sections itemized as follows, to wit:

- (a) Legal descriptions:

To be sold to Bluff Road, LLC:

[Description of 0.74 Acres]

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: (No change)
- (c) Property to be demolished: (No change)
- (d) Building renovation: (No change)
- (e) New construction: (No change)
- (f) Amenities: (No change)
- (g) Property for public agencies: (No change)
- (h) Zoning changes: (No change)
- (i) Street changes: (No change)
- (j) Dwelling accommodations: (No change)
- (k) Housing and business relocation: (No change)
- (l) Proposed housing: (No change)
- (m) Financing: Amend by adding thereto the following provisions which will pertain to the described tract:

The sales price for the lots is the sum of Ten Dollars (\$10.00) for the lot to be sold to Bluff Road, LLC.

Such sale shall be financed independently by the purchaser. Any sale proceeds shall be used to pay down the note remaining owing by the Washington, Missouri Redevelopment Corporation to the City of Washington on the Heidmann

Industrial Park. In consideration of the foregoing, the City is to issue any final Deeds of Release needed to allow for the transfer of the properties described above to the buyer.

The Washington, Missouri, Redevelopment Corporation is authorized to make minor changes to the purchase prices for the tract to take into account minor adjustment to the surveys of the tract described in preliminary fashion in Section (a) above, as well as to take into account other minor changes to the contractual arrangements between the respective buyers or optionees, provided that any such changes are approved by the Washington, Missouri Redevelopment Corporation.

- (n) Management: Same except add thereto the following:

The Washington, Missouri Redevelopment Corporation's involvement in the sale of the described tract will be simply to convey said lot to the named purchaser. In all other respects, management provisions of the prior plan remain unchanged.

- (o) Eminent domain: (No change)

- (p) Eminent domain on behalf of proponents of plan: (No change)

- (q) Assignment of plan: (No change)

- (r) Certificate of incorporation: (No change)

- (s) Other information:

- (1) (No change)

- (2) 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.

- (3) 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 12th day of October, 2015, in the City Council meeting room located at City Hall, 405 Jefferson, Washington, Missouri 63090.

CORPORATE RESOLUTION
WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION

The following resolutions authorizing the sale of a lot in Schulze Tract II Industrial Park, were approved as of October 7, 2015, by the Board of Directors of the Washington, Missouri Redevelopment Corporation:

RESOLVED that the corporation be and hereby is authorized to enter into a real estate transaction whereby the Washington, Missouri Redevelopment Corporation agrees to sell a lot consisting of (approximately 0.74) acres in the Schulze Tract II Industrial Park to Bluff Road, LLC, for the sum of Ten Dollars (\$10.00).

RESOLVED FURTHER, that the development plans for the sale of the foregoing tract are hereby approved and the corporation's officers are authorized to present said plans to the Washington, Missouri City Council for approval.

RESOLVED, FURTHER, that the corporation's officers, agents and employees are hereby authorized and directed, for and on behalf of the corporation, to perform such other acts and to prepare, execute and deliver such other documents as may be necessary to carry out the terms and provisions of any such contract or document, and any documents, instruments, drafts and agreements reasonable and necessary to accomplish the foregoing.

Dated as of the 7th day of October 2015.

RESPECTFULLY SUBMITTED:

WASHINGTON, MISSOURI
REDEVELOPMENT CORPORATION

By: _____
Sandy Lucy, Secretary

WHEREAS, said development plan has also been amended by Amendment No. 6 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 8026, dated October 21, 1996, authorizing the sale of a lot to E.R. Belt, L.P.; and

WHEREAS, said development plan has also been amended by Amendment No. 7 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 8027, dated October 21, 1996, authorizing the sale of a lot to the Washington Civic Industrial Corporation; and

WHEREAS, said development plan has also been amended by Amendment No. 8 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 8097, dated December 16, 1996, authorizing the sale of a lot to Marjorie A. Sansone; and

WHEREAS, said development plan has also been amended by Amendment No. 9 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 98-8405, dated June 15, 1998, authorizing the sale of a lot to Melton Machine & Control Company and to The Novus Group (for lease to ADAC), which latter sale to The Novus Group fell through and did not occur; and

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WHEREAS, said development plan has also been amended by Amendment No. 11 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 01-9057, dated September 4, 2001, authorizing the sale of a lot to R&M Partners, LLC, (M&R Platting transaction); and

WHEREAS, said development plan has also been amended by Amendment No. 12 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 04-9512, dated January 20, 2004, authorizing the sale of a lot to Frick's Meat Products, Inc.; and

WHEREAS, the Washington, Missouri Redevelopment Corporation is now desirous of further amending the plan approved by the ordinances described above, by adding thereto certain provisions to allow for the sale of, or granting of options to purchase, certain lots or tracts.

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To be sold to Bluff Road, LLC:

[Description of 0.74 Acres]

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- (b) Stages of project: (No change)
- (c) Property to be demolished: (No change)
- (d) Building renovation: (No change)
- (e) New construction: (No change)
- (f) Amenities: (No change)
- (g) Property for public agencies: (No change)
- (h) Zoning changes: (No change)
- (i) Street changes: (No change)
- (j) Dwelling accommodations: (No change)
- (k) Housing and business relocation: (No change)
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- (n) Management: Same except add thereto the following:

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- (o) Eminent domain: (No change)
- (p) Eminent domain on behalf of proponents of plan: (No change)
- (q) Assignment of plan: (No change)
- (r) Certificate of incorporation: (No change)
- (s) Other information:
- (1) (No change)
 - (2) 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.
 - (3) 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 12th day of October, 2015, in the City Council meeting room located at City Hall, 405 Jefferson, Washington, Missouri 63090.

CORPORATE RESOLUTION
WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION

The following resolutions authorizing the sale of a lot in Schulze Tract II Industrial Park, were approved as of October 7, 2015, by the Board of Directors of the Washington, Missouri Redevelopment Corporation:

RESOLVED that the corporation be and hereby is authorized to enter into a real estate transaction whereby the Washington, Missouri Redevelopment Corporation agrees to sell a lot consisting of (approximately 0.74) acres in the Schulze Tract II Industrial Park to Bluff Road, LLC, for the sum of Ten Dollars (\$10.00).

RESOLVED FURTHER, that the development plans for the sale of the foregoing tract are hereby approved and the corporation's officers are authorized to present said plans to the Washington, Missouri City Council for approval.

RESOLVED, FURTHER, that the corporation's officers, agents and employees are hereby authorized and directed, for and on behalf of the corporation, to perform such other acts and to prepare, execute and deliver such other documents as may be necessary to carry out the terms and provisions of any such contract or document, and any documents, instruments, drafts and agreements reasonable and necessary to accomplish the foregoing.

Dated as of the 7th day of October 2015.

RESPECTFULLY SUBMITTED:

WASHINGTON, MISSOURI
REDEVELOPMENT CORPORATION

By: _____
Sandy Lucy, Secretary

EXHIBT A

WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION

AMENDMENT NO. 13 TO THE DEVELOPMENT PLAN FOR ACQUISITION OF
AN INDUSTRIAL TRACT COMMONLY KNOWN AS
SCHULZE TRACT II, PROVIDING FOR SALE OF A LOT TO
BLUFF ROAD, LLC

WHEREAS, the Washington, Missouri Redevelopment Corporation has previously submitted a development plan for the acquisition of an industrial tract commonly known as Schulze Tract II; and

WHEREAS, said development plan has been approved by the City of Washington, Missouri, by its Ordinance Number 7253, dated July 20, 1992; and

WHEREAS, said development plan has previously been amended by Amendment No. 1 to the development plan, providing for the sale of Lots 1, 2 and 3 of Schulze Tract II to Frick's Meat Products, Inc., Sporlan Valve Company and Jefferson Products Company, respectively, which Amendment No. 1 was approved by the City of Washington, Missouri, by its Ordinance No. 7296, dated October 19, 1992 (said Amendment No. 1 included, in part, a description of an arrangement regarding Frick's Meat Products, Inc., which arrangement was amended by Amendment No. 2 described below); and

WHEREAS, said development plan has also been amended by Amendment No. 2 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7552, dated April 18, 1994, authorizing the sale of lots to Frick's Meat Products, Inc., and Anpaul Window Company; and

WHEREAS, said development plan has also been amended by Amendment No. 3 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7618, dated August 15, 1994, authorizing the sale of a lot to Richard and Judy Ritz; and

WHEREAS, said development plan has also been amended by Amendment No. 4 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7758, dated June 19, 1995, providing for the refunding of certain infrastructure development costs to Sporlan Valve Company; and

WHEREAS, said development plan has also been amended by Amendment No. 5 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 7985, dated August 19, 1996, authorizing the sale of, or granting of options to purchase, tracts to Mark and Gina Sahn, Dennis Werner and Midwest Trenching and Excavation, Inc.; and

AFFIDAVIT OF PUBLICATION

Date: 09/30/15

(Space above for recording information)

STATE OF MISSOURI)
COUNTY OF Franklin) ss.

I, William L. Miller, being duly sworn according to law, state that I am the Publisher/Editor of The Washington Missourian, a weekly/daily newspaper of general circulation in the County of Franklin, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Washington, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

- 1st Insertion: Vol. 155 No. 58, 30 day of Sep 20 15
- 2nd Insertion: Vol. _____ No. _____, _____ day of _____ 20 _____
- 3rd Insertion: Vol. _____ No. _____, _____ day of _____ 20 _____
- 4th Insertion: Vol. _____ No. _____, _____ day of _____ 20 _____

William L. Miller
William L. Miller, Publisher

Subscribed and sworn to before me on this 30th day of September, 20 15.

Bonnie L. Frankenberg
Notary Public

BONNIE L. FRANKENBERG
Notary Public - State of Missouri
My Commission Expires November 23, 2018
Franklin County
Commission #14631640

NOTICE OF PUBLIC HEARING

Pursuant to Section 8 of Ordinance No. 6517, being the Urban Redevelopment Ordinance of the City of Washington, notice is hereby given that a public hearing will be held on October 12, 2015, at 7:30 p.m. CST, or as soon thereafter as the matter may be reached on the agenda, in the Council Chambers of City Hall of said City, before the City Plan Commission of the City of Washington, to consider Amendment No. 13 of the Schulze Industrial Tract II Redevelopment Plan, providing for the sale of a lot within the industrial tract commonly known as the Schulze Industrial Tract II, in the City of Washington, Franklin County, Missouri, to Bluff Road, LLC.

Submitted by City of Washington, City Plan Commission.
Publish in The Missourian September 30, 2015.

WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION

c/o Darren Lamb
405 Jefferson Street
Washington, Missouri 63090

October 1, 2015

Ms. Mary Trentmann, City Clerk
Washington City Hall
405 Jefferson Street
Washington, Missouri 63090

Re: The Sale of Property in Schulze Tract II Industrial Park to Bluff Road, LLC;
Amendment No. 13 to the Redevelopment Plan

Dear Mary:

Enclosed please find the original of the redevelopment plan described above, for filing in your office. Copies of the plan have been forwarded, as required, to the persons named on the attached distribution list.

Also enclosed is a copy of the Notice of Public Hearing which appeared in the *Washington Missourian* with respect to the amendment to the redevelopment plan.

A schedule for this plan amendment is also enclosed.

I would appreciate it if the Engineering Department would insure that this is included within the planning and zoning packet for the October 12, 2015, meeting of the Planning & Zoning Commission.

Finally, enclosed is the original of the Ordinance for the approval of Amendment No. 13 of Schulze Tract II Industrial Park for inclusion within the council packet for the October 19, 2015, meeting.

Thank you for your cooperation.

Sincerely,
WASHINGTON, MISSOURI
REDEVELOPMENT CORPORATION

By: 
Robert A. Zick, its Attorney and Agent

RAZ:kme
Enclosures
cc: To all persons on attached Distribution List

REDEVELOPMENT PLAN AMENDMENT NO. 13 –
SCHULZE TRACT II INDUSTRIAL PARK
Sale to Bluff Road, LLC

The proposed schedule with respect to approval of this plan is as follows:

- | | |
|------------------|--|
| 09/30/15 | Public Notice to appear in Missourian (as the 10-day notice of the P & Z Hearing to occur on October 12, 2015). |
| 10/01/15 | Plan Amendment to P & Z Clerk for 10/12/15 P&Z Packet. |
| 10/05/15 | Brief the council at an executive session as to the proposed sale to Bluff Road, LLC., in order that there will hopefully be no problems having the ordinance passed at the October 19, 2015, meeting, which will follow the required public hearing. [Unless MP/ Darren feel we should waive this? _____] |
| 10/07/15 | Obtain 353 Corporation approval at the regular monthly meeting of the 353 Corporation – insure that the plan approval issue is on the agenda. |
| 10/12/15 | Planning and zoning hearing – execution of recommendation to council. |
| 10/13/15 | P & Z recommendation to council for 10/14/15 council packet. |
| 10/19/15 | Approval by the council of an ordinance approving Amendment to the Plan. |
| To Be Determined | Shortly after the October 19, 2015, council meeting, conduct the closing once all other contingencies have been satisfied. |

Distribution List

Mr. Mark C. Piontek
City Counselor
Lewis, Rice & Fingersh
1200 Jefferson Street
P.O. Box 1040
Washington, Missouri 63090

City of Washington
Engineering Department
405 Jefferson Street
Washington, Missouri 63090

Mr. Jim Briggs
City Administrator
405 Jefferson Street
Washington, Missouri 63090

Darren Lamb
Economic Development Director
405 Jefferson Street
Washington, Missouri 63090

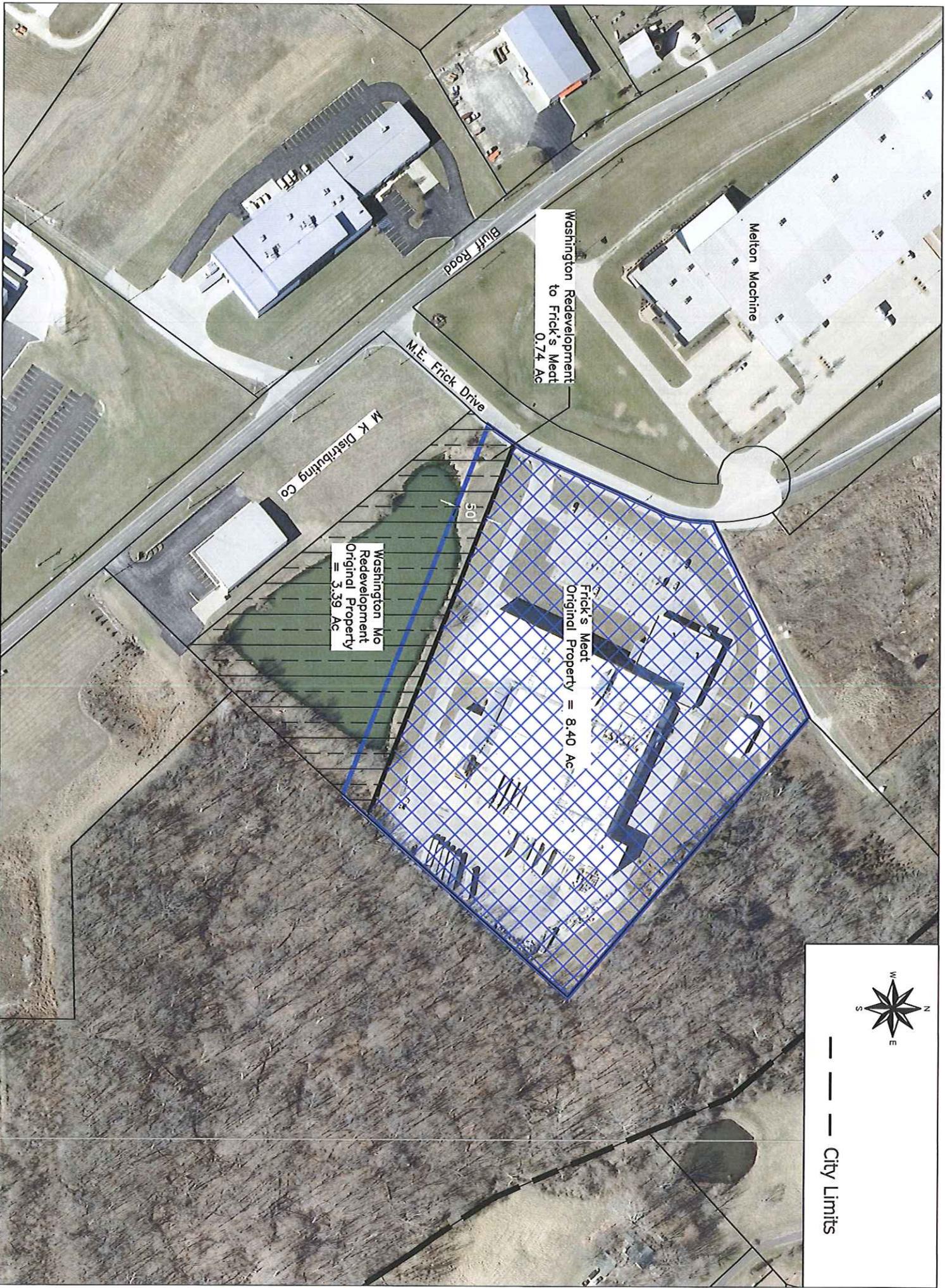
Distribution List

Mr. Mark C. Piontek
City Counselor
Lewis, Rice & Fingersh
1200 Jefferson Street
P.O. Box 1040
Washington, Missouri 63090

City of Washington
Engineering Department
405 Jefferson Street
Washington, Missouri 63090

Mr. Jim Briggs
City Administrator
405 Jefferson Street
Washington, Missouri 63090

Darren Lamb
Economic Development Director
405 Jefferson Street
Washington, Missouri 63090



Washington Redevelopment
to Frick's Meats
0.74 Ac

Melton Machine

Bluff Road

M.E. Frick Drive

M K Distributing Co

Washington Mo
Redevelopment
Original Property
= 3.39 Ac

Frick's Meats
Original Property = 8.40 Ac

50



— — — — City Limits



October 13, 2015

Franklin County Planning & Zoning Commission
400 East Locust Street
Union, MO 63084

RE: MPH Properties LLC/Matthew HERBEC-Rezoning

The Community & Economic Department of the City of Washington supports the rezoning request at 5025 Old Hwy 100 from Suburban Development to Industrial Development.

The city works with industrial prospects for numerous sites in the Washington area including this property.

Should you have any questions please feel free to contact me at (636)390-1004

Sincerely,

A handwritten signature in blue ink, appearing to read 'Darren Lamb', is written over a faint, larger version of the signature.

Darren Lamb, AICP
Community & Economic Development

405 JEFFERSON STREET
WASHINGTON, MO 63090



Franklin County Planning & Zoning Commission
400 East Locust Street
Union, MO 63084

RE: MPH Properties LLC/Matthew HERBEC-Rezoning

The Planning & Zoning Commission of the City of Washington supports the rezoning request at 5025 Old Hwy 100 from Suburban Development to Industrial Development.

Should you have any questions please feel free to contact Mr. Dan Boyce at (636) 390-1015.

Sincerely,

A handwritten signature in cursive script that reads "Thomas R. Holdmeier".

Thomas R. Holdmeier
Chairman-Planning & Zoning
City of Washington

cc: City Council-Washington, MO

Notice of Meeting - Franklin County Planning and Zoning Commission
TUESDAY, October 20, 2015 400 East Locust St. - Franklin County Government Center
7:00 PM (Doors open at 6:30 PM)

Dear Property Owner: A meeting before the Planning and Zoning Commission will be held on the above mentioned date regarding the case listed and described below. You are receiving this notice because your property has been identified as being within 600 feet of the property on which the case is located. This is not a public hearing. No written or oral public comments or testimony will be accepted regarding this case until it is reviewed by the County Commission at a later date (notification will be given prior to the County Commission meeting). If you have any questions you may call or contact the Planning and Zoning Office - work hours are 8:00 AM to 4:30 PM M - F.

FILE 150206 MPH PROPERTIES, LLC/MATTHEW HREBEC

Request: Applicant is requesting to rezone two parcels totaling approximately 15.97 acres from Suburban Development (SD) to Industrial Development (ID).

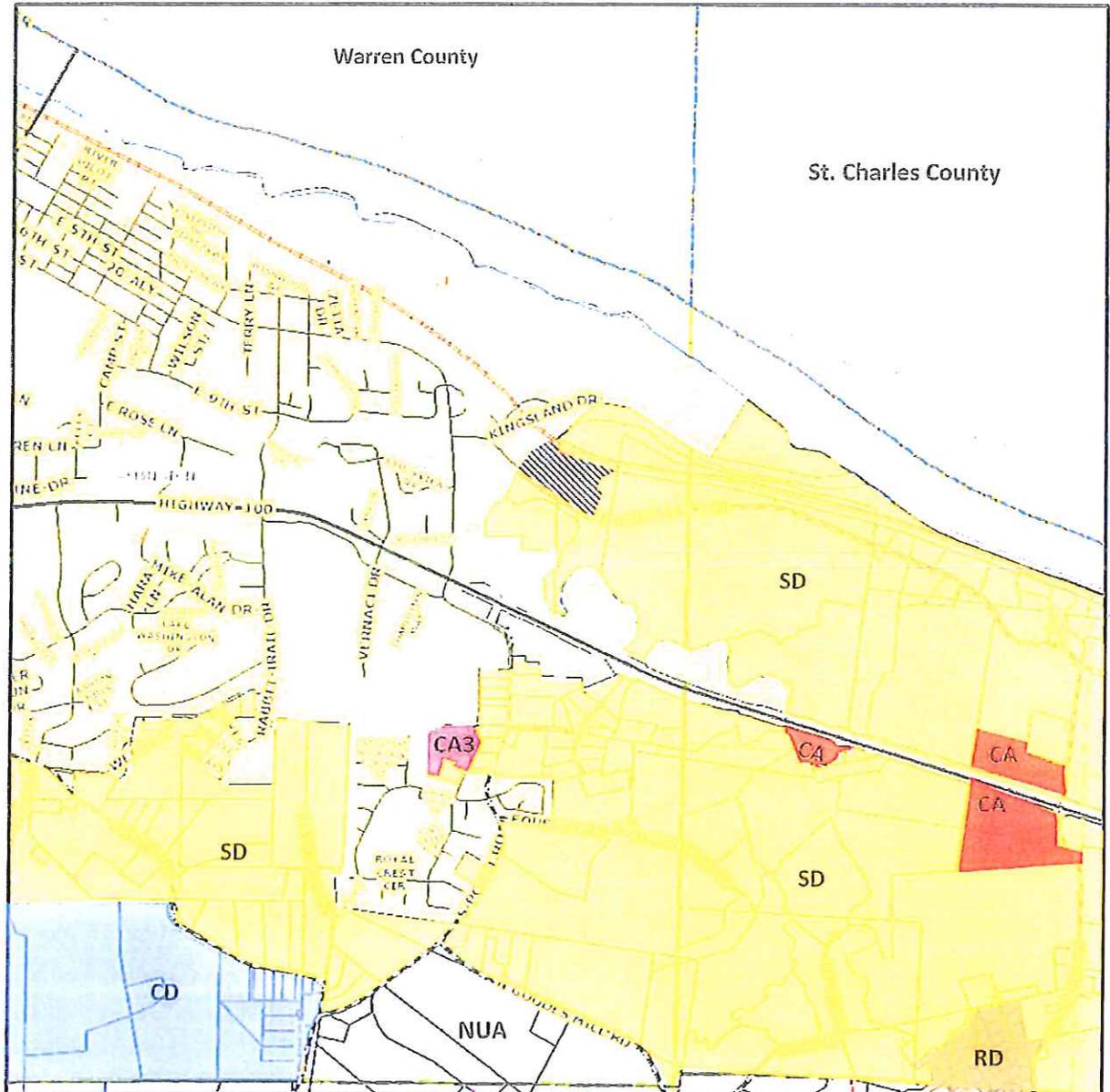
Location: Property is located at 5025 Old Highway 100, approximately 3/10 mile west of Fifth Street, in Township 44 North, 1 West, Section 25, being parcels 10-7-25.0-0-007-007.000 and 10-7-25.0-0-007-008.000

Franklin County Planning and Zoning Department - 400 East Locust Street - Room 003B
Union MO 63084 636-583-6369 636-583-7911 (fax) planningandzoning@franklinmo.net

Rezoning Request: 150206 MPH Properties, LLC/Matthew Hrebec
Current Surrounding Zoning

10-7-25.0-0-007-007.000 & 10-7-25.0-0-007-008.000

 = subject parcel(s)



15-0908

RECEIVED

SEP 14 2015

FRANKLIN COUNTY MO
PLANNING & ZONING DEPT

Franklin County Planning and Zoning Department

General Application Form

Submit the following information:

- 1. Completed Application
- 3. Sketch Plan

- 2. General Warranty Deed
- 4. Review Fee (Refer to Section C)

Section A: Applicant Information

Applicant Name: MPH PROPERTIES, LLC / MATTHEW BREBER

Mailing Address: 2464 TAYLOR RD. #136 GROVER, MO 63040

City, State, Zip +4: GROVER, MO 63040

Phone: (314) 616-2154 Fax: _____ Email: Matthew.Breber@yashou.com

Section B: Property Location and Description

Township(s): 44 Range(s): 1 W Section(s): 25

Tax/Parcel ID Number(s) (16 Digits): 10-7-25.0-0-007-007.000
10-7-25.0-0-007-008.000

Development Site Address(es): 5025 OLD HWY. 100

Zoning District(s): SD Political Township(s): ST JOHNS Total Acres: 15.97 +/-

Subdivision Name(s): OHARAS

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

| Conditional Use Permit | Rezoning Permit | Medical Hardship | Second Dwelling Agreement |
|---------------------------------|----------------------|----------------------------------|---------------------------|
| Rezoning/Amendment Request | \$750.00 | Medical Hardship | \$60.00* |
| Second Dwelling Agreement | \$60.00* | Zoning Permit (Tower) | \$150.00 |
| Administrative Permit I (Tower) | \$250.00 | Administrative Permit II (Tower) | \$1,500.00 |
| Conditional Use Permit (Tower) | \$2,500.00 (deposit) | Temporary Plant (per Article 10) | \$400.00 |

*This amount does not include the recording fee charged by the Recorder of Deeds

Purpose of Request. Additional documentation may be required to support the application.

REZONING TO INDUSTRIAL USE

Signature of Applicant (If a business, please provide documentation of authorization to sign) X Matthew Breber Date 9/14/15

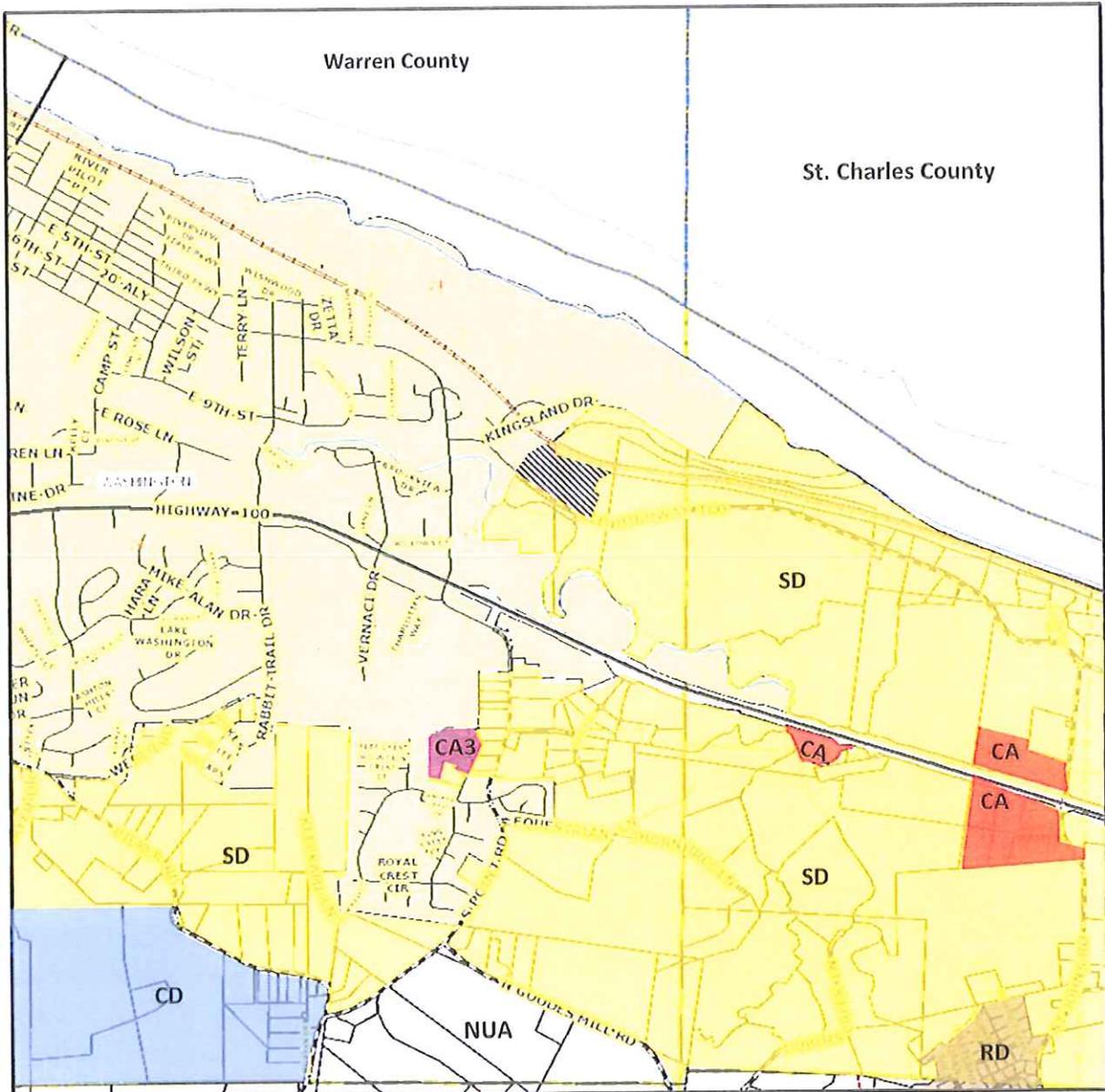
Office Use Only

Paid Date: 9-14-15 Amount Paid: \$750.00

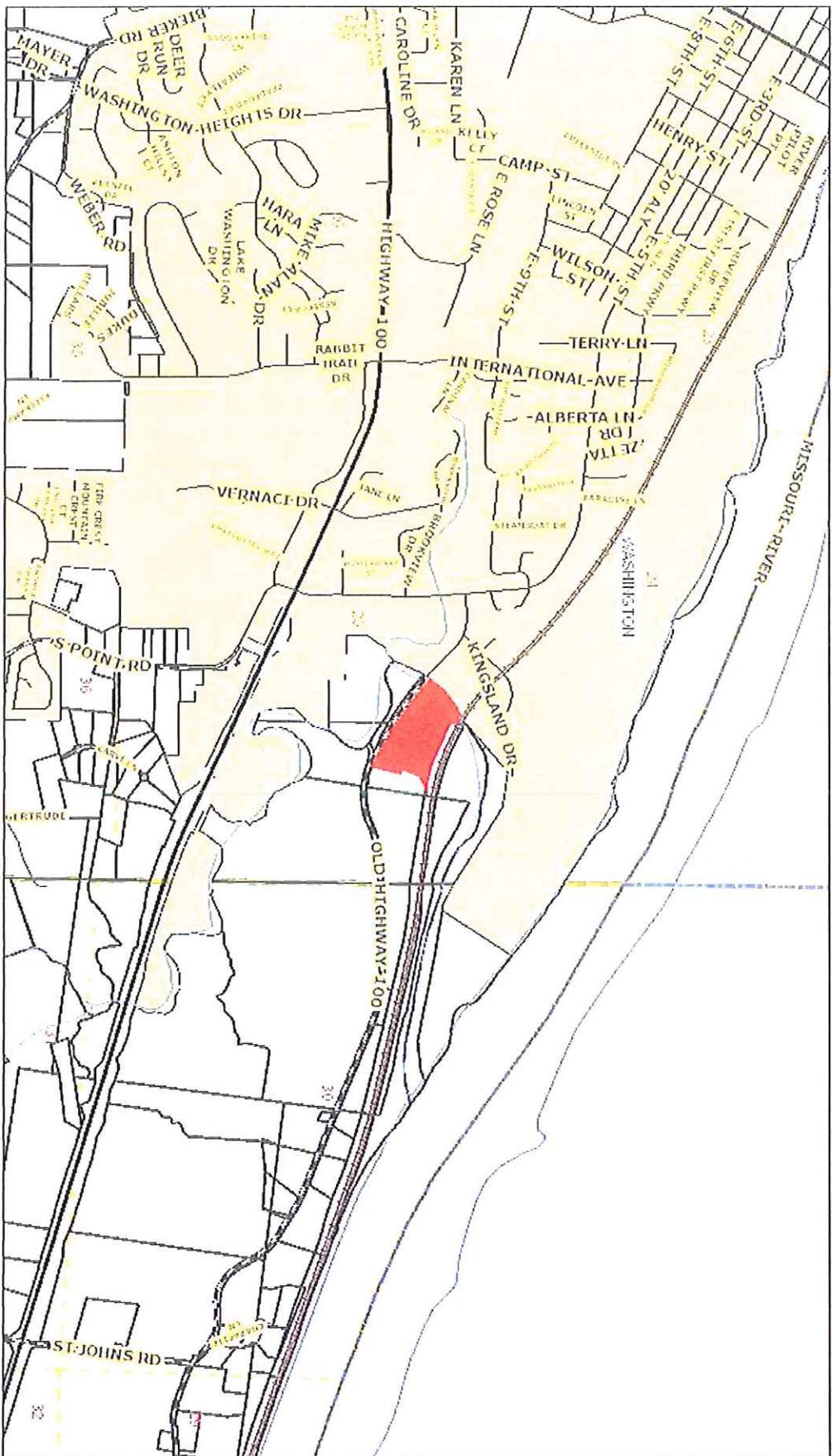
Cash Check # 2737 Credit Card

Rezoning Request: 150206 MPH Properties, LLC/Matthew Hrebec
Current Surrounding Zoning
10-7-25.0-0-007-007.000 & 10-7-25.0-0-007-008.000

 = subject parcel(s)



Franklin County Missouri



September 17, 2015

STREETS

— <all other values>

— STATE

— STATE-SPECIAL

MISSOURI RIVER

2015 Franklin County T-280

Franklin County Missouri

