

Village of Loch Lloyd, Missouri Board of Trustees

Meeting Minutes

Loch Lloyd Clubhouse, 16750 Country Club Drive, Loch Lloyd

June 26, 2017

Chairman Abrams called the meeting to order at 6:30 p.m. Present: Trustees Bernard Abrams, Wayne Little, Jennifer Chiarelli, Aaron Aurand, and Carol Ware.

Chairman Abrams explained that the purpose of tonight's meeting is for the Board of Trustees to consider an ordinance approving or disapproving the rezoning and plat of a project known as The Cove. He noted that a copy of the proposed ordinance was set out by the doorway and available for inspection. Chairman Abrams recounted that a public hearing was held on June 5th at which time the public was able to comment and ask questions, and that many people did speak, and there was a fair amount of back-and-forth with the applicant. He stated that the Planning Commission then met on June 12th to consider whether to recommend approval or disapproval to this body, and it recommended approval. Chairman Abrams stated that it is now time for the Board of Trustees to discuss and make its decision. Because the public hearing has been conducted, tonight is not another public hearing. Four of the five Trustees were present at the June 5th public hearing which was recorded by a court reporter. A copy of that transcript has been provided to all five of the Trustees. Chairman Abrams explained that the process to consider an ordinance first involves reading the bill's title two times. Following that, I will then entertain a motion to approve the bill as ordinance followed by Board discussion, then followed by the final vote.

Trustee Aurand moved to introduce Bill No. 2017-06-05 and read it by title twice. Trustee Little seconded. Vote as follows: Abrams - yes, Wayne Little - yes, Chiarelli - yes, Aurand - yes, and Ware - yes. Motion passes. Trustee Aurand then read the following title two times:

AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM ROS (RECREATION & OPEN SPACE) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT) ON LAND GENERALLY LOCATED EAST OF HIGHLAND RIDGE AND SOUTH OF STREET OF DREAMS AND APPROVING A PRELIMINARY AND FINAL DEVELOPMENT PLAN AND FINAL PLAT FOR THE COVE AT LOCH LLOYD.

Trustee Little moved to adopt Bill No. 2017-06-05 as an ordinance. Trustee Ware seconded. Discussion followed.

Trustee Little: Noted he has lived at Loch Lloyd for about 21 years. The Village has a good track record of quality development. There are other similar size lots and houses within the Village as to what is being proposed. He has reviewed Section 89.040, RSMo and believes the Planning Commission did a good job. There are 323 lots within the Village, but only 9 left for building. He stated that continued growth is good because it generates revenue to the HOA which in turn helps pay for the community's high maintenance standards. The 18 lots will generate about \$42,000 in HOA dues. He noted that the housing market is changing and competing with Loch Lloyd - and gave the example of a development near 151st and Mission Road called the Villas at Ironwood, which is comparable to what is being proposed. He knows that there are some current Loch Lloyd residents who are thinking about moving to Tallgrass. He stated that community sustainability needs choice of housing product.

Trustee Ware: Has lived at Loch Lloyd for 27 years. She stated that her and her husband were the first residents of Loch Lloyd. She noted that Heather Glen has smaller lots and smaller house sizes than the rest of Loch Lloyd and that it hasn't been a negative. She stated that she doesn't like the way the actual cove area looks now. She noted that all development done so far has been high quality and she doesn't believe this project will be any different.

Trustee Chiarelli: Doesn't think that the project will compromise the existing Loch Lloyd quality development, and noted that to do otherwise is not in the developer's interest.

Trustee Aurand: Lived at Loch Lloyd since 1998. He noted that density was the main issue at the public hearing. He stated that excluding greenspace and common area, the project will have 18 lots on 3 acres, or 6 lots per acre. He said that the Board owes it to themselves to have the discussion of whether this is the right development at this location. He said that he doesn't believe that the discussion should be driven by economics.

Chairman Abrams: Lived at Loch Lloyd for 24 years. He stated that it is unfortunate that this may have turned into a zero-sum game in which someone wins and someone loses, unless someone compromises. He said that one of the pitfalls of real estate development is not knowing the future as far as what the market will do, and how development evolves over time. He spoke of the Hyde Park area as an example, which started out as mansions, then evolved into being partitioned. The community experienced a rise, fall, and rebirth of sorts. He stated that the point was that housing diversity is good for a community to sustain itself because people's housing wants evolve over time and therefore so must the housing product. Chairman Abrams then discussed specific criteria and noted that traffic congestion was not a concern or hazard. He acknowledge that density had been the main topic. He stated that historic preservation was not applicable as concern. He said that there was or will be adequate public infrastructure to support the project. He stated that regarding suitability of land for the intended use, if this area is not used as residential, then it won't be used at all because developer won't create a community park there. He said it was simply unknowable as to what impact will be on property values. He said this is really a case NIMBY - not in my backyard. He stated that he is familiar with Street of Dreams, and there is and will be a good tree buffer between those homes on Street of Dreams and the project. He too oted that the cove as it sits now is unsightly, and that the project will only enhance the cove view.

Trustee Little: Stated that regarding density, there are other areas within the Village that has comparable density, such as Country Club Drive and Grace Drive. He noted that St. James Court has larger homes, but having to drive through lower priced homes didn't detract from that project.

Resident Scott Gordon asked if Mike Hughes, attorney representing himself and Pat O'Reilly, could address the Board. Chairman Abrams said yes. Mr. Hughes then addressed the Board, noting concerns in opposition and discussed generally the factors contained in Section 89.040, RSMo.

Trustee Ware: She again noted that Heather Glen is comprised of smaller lots/houses than is what is generally found in Loch Lloyd.

Chairman Abrams offered an opportunity for Mr. Campbell to address the Board. Mr. Campbell declined, except to note that the average lot size was 10,300 square feet, not 7,100 square feet as had been stated previously. He stated that the 7,100 square foot amount was the smallest, not the average.

Trustee Aurand: He stated that he rejected the traffic congestion and overcrowding of land arguments made by Mr. Hughes. Stated that the issue was simply whether this project was consistent with the character of the neighborhood.

Chairman Abrams stated that it was time to vote on the motion to adopt Bill No. 2017-06-05 as ordinance. Roll call vote as follows:

Little - yes, Ware - yes, Abrams - yes, Chiarelli - yes, Aurand - no, Motion passes 4-1 and Bill No. 2017-06-05 to become Ordinance No. 2017-06-05.

There being no further business before the Board, Chairman Abrams declared that the meeting was adjourned at 7:13 p.m.