

PLANNING & ZONING PUBLIC MEETING JUNE 27, 2024

The Loch Lloyd Planning & Zoning Commission held a public meeting on Thursday, June 27, 2024, at 9:00 am. All members of the Planning & Zoning Commission were present in person. In addition, approximately 60 residents were present. Also in attendance was Chris Shires of Confluence, the urban design and planning consulting firm working with the Commission on the Master Planning project.

Chuck Etherington, Chair of the Commission, opened the meeting with brief opening remarks and welcomed Jill Worstell-Benjamin to the Commission. The first order of business was review and approval of the meeting Agenda. Next, the Chair sought approval of the minutes for the December 5th and December 19th meetings. He stated that drafts of those minutes had been circulated to the Commissioners for review prior to the meeting. He noted that one minor comment had been received regarding the December 19th minutes, which had been already incorporated. Upon a motion duly made and seconded, the minutes were unanimously approved.

The Chair then turned the meeting over to Chris. Chris began by reviewing the Commission's activities in complying with the notice requirements applying to the meeting's purpose. He noted that public notice had been published in accordance with all UDO and state law requirements. He also noted that he had prepared a staff report for the Commissioners and that it had been circulated to the commissioners prior to the meeting and posted to the Village website.

Chris then opened the public hearing portion of the meeting to discuss and receive all information necessary for the purposes of the meeting. He presented and discussed the staff report, a copy of which is attached to these minutes. He reviewed the applications to rezone three parcels within the Village and the reasons therefor. He recommended that the Schowengerdt rezoning be conditioned on the new parcel being legally tied to the existing parcel so that it could not be considered a separate buildable parcel and that it be subject to the same covenants and association regulations that cover the exiting parcel. He recommended that rezoning the Lawyer parcel be conditioned on the new parcel being legally tied to the existing parcel. He recommended that all three applications be conditioned on reimbursement of the Village for the costs associate with the review and processing of their applications for rezoning.

He also noted that during last year's process of developing the Land Use Master Plan several parcels were identified as needing to be rezoned or to have their zoning confirmed and officially approved. He reviewed the circumstances involving those parcels. Finally, he presented his recommendation that all five rezonings be approved.

Following the conclusion of Chris's recommendation, he opened the meeting for questions by the Commissioners. Regarding the Schowengerdt parcel, a question was raised about whether limitations should be put on the usage of the parcel. Chris reminded the commissioners that existing Homeowners Association and UDO

restrictions would apply. Regarding the Lawyer property, there were questions about which parcel was being rezoned, and whether a requirement could be imposed to require the property owner to maintain the new retaining wall that is being installed. Chris clarified which parcel was being rezoned. He stated that a maintenance requirement for the retaining wall could be added to the building permit if the HOA did not already legally impose such a requirement. Regarding the Stonehaven Tract F rezoning, a commissioner asked if the road should be excluded from the zoning. Chris stated that he believed the county would clear that up and that no action was recommended. Regarding the Mill Creek and Penn Court properties, a Commissioner Hillman suggested a correction to the proposed Zoning Map, which was approved.

The Chair then opened the public hearing portion of the meeting and invited attendees to ask questions or provide comments on the proposed rezonings. Ten residents and neighbors proceeded to ask questions or provide comments. All questions were either answered at the meeting or referred to someone who could answer them.

Following conclusion of the public hearing portion of the meeting, the commissioners discussed the proposals briefly. The Chair then asked for comments on the draft resolution provided to the commissioners. It was noted that Section 2 and Section 3 of the draft should be revised to make it clear that the rezonings were being conditioned on the parcels being tied, not the approval. In addition, an additional Section would need to be added to reflect the requirement that the payment of rezoning fees and related expenses for the three applications. Modified language was discussed and accepted. Upon a motion duly made and seconded, the resolution, as amended, passed unanimously. A copy of those resolutions, as amended, is attached hereto.

The Chair then thanked Chris for his work on these rezonings, and the members of the Commission and the residents for their participation in the meeting.

With no further business scheduled or suggested, the meeting was concluded.

RESOLUTION NO: 2024 6-27-01

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, RECOMMENDING APPROVAL OF REZONINGS OF LAND AND ADOPTION OF A NEW ZONING MAP FOR THE VILLAGE OF LOCH LLOYD, MISSOURI.

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") has received three separate applications for rezoning of land within the Village and further identified several parcels within the boundaries of the Village that should be zoned or otherwise have their zoning confirmed and officially approved; and

WHEREAS, the planning consultant hired on the behalf of the Village of Loch Lloyd, having expertise in matters related to the zoning of land, has reviewed the proposed rezonings and drafted a staff report to the Planning and Zoning Commission that is dated June 27, 2024; and

WHEREAS, the proposed rezonings have been reviewed and found consistent with the Village's adopted Future Land Use Master Plan map and policies; and

WHEREAS, on June 27, 2024, the Commission, under authority granted to it by the Missouri Revised Statutes, after a duly called and noticed public hearing, and after considering the views of all those who came before it, voted to recommend approval of the proposed rezonings and adoption of a new zoning map.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI AS FOLLOWS:

SECTION 1. The rezonings as detailed in the staff report to the Commission dated June 27, 2024, are recommended for approval by the Village Board of Trustees.

SECTION 2. As a condition of rezoning of the Schowengerdt property, this 0.43-acre parcel owned by Schowengerdt shall be legally tied to the adjoining Schowengerdt-owned parcels, merging them into one larger parcel so that the 0.43-acre parcel cannot be considered a separate, buildable parcel.

SECTION 3. As a condition of rezoning of the Lawyer property, the adjoining Lawyer owned parcels shall be legally tied into one parcel so that only one single family home can be built.

SECTION 4. The new zoning map of the Village of Loch Lloyd, as listed as Exhibit 2 in the staff report to the Commission dated June 27, 2024, is further recommended for approval by the Village Board of Trustees.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 27th DAY OF JUNE 2024.

Chuck Etherington
Chairperson

ATTEST:

Anthony Lafata
Village Clerk