

AGENDA PLANNING COMMISSION

Regular Meeting
December 10, 2019

6:00 p.m.

City Hall

1000 City Parkway

Osage Beach, Missouri

REGULAR MEETING AGENDA

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES FROM THE NOVEMBER 12, 2019 MEETING
- 4. NEW BUSINESS
 - A) Stone Crest Commons Preliminary Plat
 - B) Stonegate Estates Final Plat
 - C) Stonegate Estates Section 2 Final Plat
- 5. REPORTS
- 6. ADJOURN

THE CITY OF OSAGE BEACH, MISSOURI PLANNING COMMISSION MINUTES OF THE REGULAR MEETING

November 12, 2019

Call to Order

Mayor Olivarri called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on November 12, 2019 at 6:00 pm at City Hall.

Roll Call

The following Commissioners were present Mayor John Olivarri, Nancy Viselli, Kellie Schuman, Don Sturn, Alan Blair, Don Chisholm, Tony Kirn and Alderman Richard Ross. The Commissioners absent were Susan Ebling and Michelle Myler. Also, present City Planner Cary Patterson, City Attorney Ed Rucker and Planning Commission Secretary Pam Campbell.

Minutes - 9-10-19

Mayor Olivarri asked if there were any corrections or comments regarding the September 10, 2019 minutes. There were none. Commissioner Viselli made a motion to approve the September 10, 2019 minutes and Commissioner Chisholm seconded the motion which passes unanimously.

New Business

KK Crossing No. 2 First Addition, Duenke Enterprises.

Planner Patterson explained:

- ✓ The preliminary and the final plats were completed at the same time
- ✓ There is new water and sewer mains
- ✓ There are four lots the corner lot will be the new McDonald's
- ✓ All have been approved
- ✓ The engineer submitted a new set of plans sent overnight/certified

Planner Patterson recommends approval for this rezoning project.

Commissioner Chisholm made a motion to approve the KK Crossing No. 2 First Addition, Duenke Enterprises and Commissioner Ross seconded the motion which passes unanimously.

Rowan Road requested acceptance into Public Road Inventory.

Planner Patterson explained:

- ✓ Have a letter by Stacy Bruns, Project Manager the road was reconstructed by the Osage Beach Special Road District. The Post Office and Thomas Properties has issues with potholes.
- ✓ The City will maintain the road upon acceptance into the Public Road Inventory.

Commissioner Viselli asked why the road won't stay paved.

Planner Patterson explained it was a base failure as well as the amount of traffic and patching and filling of holes. This is hands-down the road with the most complaints of potholes.

Commissioner Blair made a motion to approve the Rowan Road requested acceptance into Public Road Inventory and Commissioner Schuman seconded the motion which passes unanimously.

Pam Campbell/Planning Commission Secretary	Nancy Viselli/Secretary
l, Pam Campbell, Planning Commission Secretary, for the certify that the above foregoing is a true and complete jour Planning Commission of the City of Osage Beach, Misson	rnal of proceedings of the regular meeting of the
Mayor Olivarri adjourned the meeting at 6:11 p.m.	
Adjourn	

PLANNING DEPARTMENT PLAT REPORT TO THE PLANNING COMMISSION

Date:

December 10, 2019

Subdivision Name:

Stone Crest Commons Preliminary Plat

Location:

Approximately .55 miles from Osage beach Parkway on the

North side of Bluff Drive

Section/Township/Range:

6/39/15

Applicant:

Bob Van Stavern.

Surveyor:

Midwest Engineering/ Allen Surveying

Tract Size:

4.65 acres

Number of Lots:

Nineteen (19) residential lots.

Zoning:

R-2 Two Family Residential w/ PUD-1 Overlay

Surrounding Uses:

North:

Vacant

South:

Vacant

East:

Large Lot Residential

West:

Vacant/ Residential

Department Comments:

This is the Preliminary Plat for Stone Crest Commons. It is a PUD that allows R-2 uses which includes both single and two-family dwellings.

The Planning Department reviewed the Preliminary Plat for code compliance and found that the plat itself was consistent with the regulations pertaining Preliminary Plats in the subdivision code.

The City Engineers are in the process of reviewing the public improvement plans for the development and is working with the developer's A/E for any necessary amendments. An Engineer's Estimate and a Letter of Credit for 125% of the estimated cost of the

improvements will need to be submitted prior to final approval by the Board of Alderman.

With the final approval of the public improvement plans and the submittal of the engineer's estimate and the letter of credit, the Planning Department recommends approval of this preliminary plat.

Subdivision Application

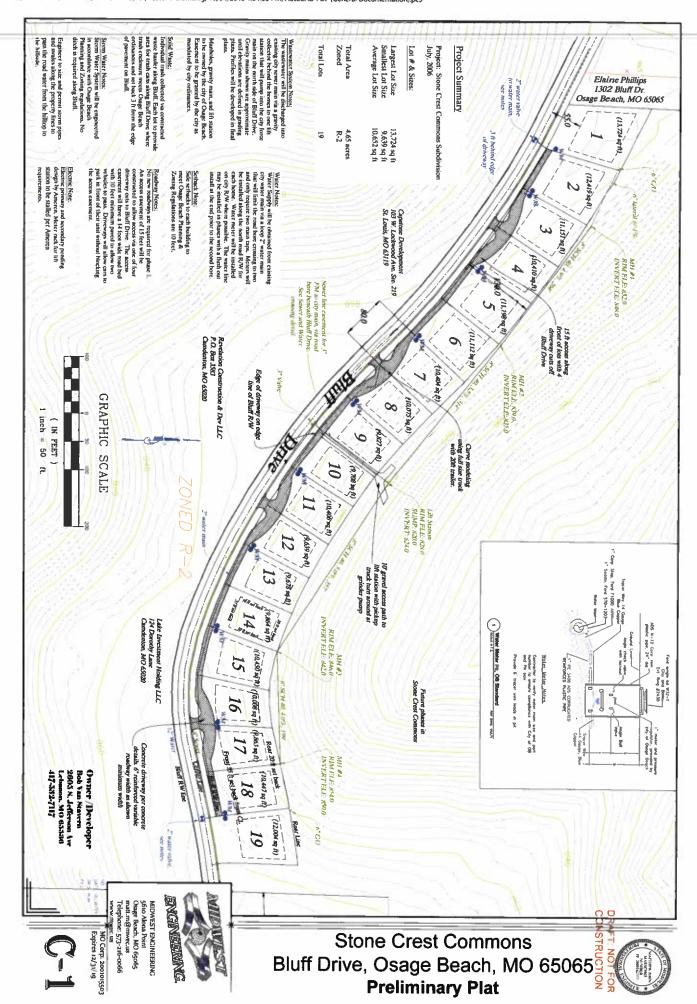
Date:

10/17/2019

Name of Property Owne	rs: Bob VanStavern		
Address: P.O. Box 569			
£			
Phone: 417-532-7117	FAX:		
Surveyor: Allen Survey/	Midwest Engineering: Attn	Matt Marschke	
Address: 5610 Alona Po	int	=	1 0
Phone: 573-216-0066	FAX:		
Subdivision Name: Sto	ne Crest Commons		
Preliminary: Check	Final:	*Minor:	
General location of prop	erty: Bluff Drive, Osage	Beach	
	9,		
Number of lots: 19			
Total acreage of area to	be divided: 4.65 acres		
Zoning of property: R-2			
	71		
Source of Utilities:	Water: City	Sewer: City	
	Electric: Ameren	Gas: unknown	
Notes:			
1. If submitting	preliminary plat please incl	ude all engineering plans for any p	ublic
improvement	s, i.e., streets, sewer mains, o plans will not be put on a co	etc. (Preliminary plats without pul	blic
	divisions are reviewed by ut		

- 2. All major subdivisions are reviewed by utility companies for easement locations. All public and private easements must be illustrated on all plans.
- 3. Surveyor/Sub divider is responsible for meeting all requirements of Osage Beach subdivision regulations. (Chapter 410).
- 4. All plats are reviewed for code compliance. Minor subdivisions do not go to Planning Commission. Administrative review and approval take from 7 10 days for Minor Subdivisions.

^{*} Minor subdivisions have four (4) or less lots, and comply with provisions of Section 410.090





PLANNING DEPARTMENT REPORT TO THE PLANNING COMMISSION

Date: December 10, 2019

Subdivision Name:

Stonegate Estates Final Plat

Location:

Parkwood Circle

Section/Township/Range:

7/39/15

Applicant:

Parkwood, LLC

Surveyor:

Shoreline Surveying and Engineering

Tract Size:

12,140.6 sq.ft. (1 single –family lot)

Zoning:

R-3 (Multi- Family Residential)

Surrounding Land Use:

North:

Two Family

South:

Vacant

East:

Vacant

West:

Two Family

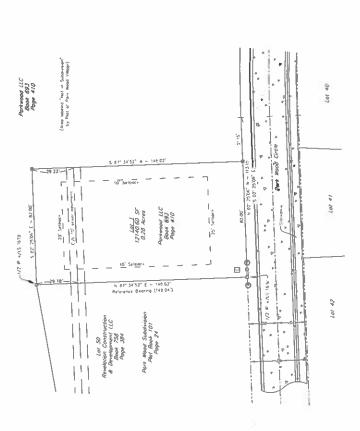
Department Comments

Final:

1) The plat was reviewed for code compliance and was found to be consistent with the final plat requirements. The developer is adding lots to the initial Parkwood Development and the existing services system. The site development plans will not change from the original plat and the individual unit services will be handled during the Building Permit Application process.

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Owner's Certification:

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Parkwood, LLC 3701 Lindell Bhd. Suite 101 St. Louis, MO 63108

Recorder's Certificate:

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Surveyor:

Shoreline Surveying and Engineering

Tract Size:

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Department Comments

Final:

1) The plat was reviewed for code compliance and was found to be consistent with the final plat requirements. The developer is adding lots to the initial Parkwood Development and the existing services system and wishes to have a separate plat for the two remainder parcels. This is the reason that this particular plat is being referred to as Stonegate Commons Section 2. The site development plans will not change from the original plat and the individual unit services will be handled during the Building Permit Application process.

