



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.

Adjourn

Mayor Olivarri adjourned the meeting at 6:11 p.m.

I, Pam Campbell, Planning Commission Secretary, for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Planning Commission of the City of Osage Beach, Missouri, held on September 10, 2019.

Pam Campbell/Planning Commission Secretary

Nancy Viselli/Secretary

**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:

<u>North:</u>	Vacant
<u>South:</u>	Vacant
<u>East:</u>	Large Lot Residential
<u>West:</u>	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 Owners: Bob VanStavern

Address: P.O. Box 569

Phone: 417-532-7117

FAX:

Surveyor: Allen Survey/ Midwest Engineering: Attn: Matt Marschke

Address: 5610 Alona Point

Phone: 573-216-0066

FAX:

Subdivision Name: Stone Crest Commons

Preliminary: Check

Final:

*Minor:

General location of property: Bluff Drive, Osage Beach

Number of lots: 19

Total acreage of area to be divided: 4.65 acres

Zoning of property: R-2

Source of Utilities:

Water: City

Sewer: City

Electric: Ameren

Gas: unknown

Notes:

1. If submitting preliminary plat please include all engineering plans for any public improvements, i.e., streets, sewer mains, etc. (**Preliminary plats without public improvement plans will not be put on a commission agenda.**)
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**

Elaine Phillips
1302 Bluff Dr.
Osage Beach, MO 65065

Project Summary

Project: Stone Crest Commons Subdivision
July, 2006

Lot # & Sizes:

Largest Lot Size	13,724 sq ft
Smallest Lot Size	9,639 sq ft
Average Lot Size	10,652 sq ft

Total Area	4.65 acres
Zoned	R-2
Total Lots	19

Wastewater System Noise: The wastewater will be discharged into the wastewater main via a gravity casting city sewer main via a gravity collector behind the homes to one lift station that will pump into the city force main on the north side of Bluff Drive. Gravity mains shown are approximate until elevations are defined in grading plans. Profiles will be developed in final plans.

to be owned by the city of Orange Beach. Easement to be granted by the city as mandated by city ordinance.

Individual trash collected was contracted waste hauler along Bluff. Each lot to provide area for trash cans along Bluff Drive where trash enclosure meets Orange Beach ordinances and set back 3 ft from the edge of pavement on Bluff.

Storm Water Notes:
Storm Water System will be engineered in accordance with Orange Beach Planning and Zoning regulations. No ditch is required along bluff.

Engineers to size and permit storm pipes and swales along the property lines to pass the road water from the hilltop to the hillside.

Waiver Notice:

Water Supply will be obtained from existing city water main via a loop 2" water main that will limit the road bore crossing to two and only require two man traps. Meters will be installed along the north road R/W for each home. Water meter will be installed on city R/W when possible. The water line may be installed in phase with a flush out, install at the end prior to the second bore.

Zoning Regulations are 10 feet.

Roadway Notes:

new roadways are required for phase 1. The access easement of 15 feet will be constructed to allow access via one of four driveway cuts to Bluff Drive. The access easement will have a 14 foot wide road bed with 10 feet minimum paved to allow two vehicles to pass. Driveways will allow cars to exit in front of their unit without blocking the access easement.

Bedtime Note:

Electric primary and secondary pending design by Amercon. Meter rack for lift station to be stalled per Amercon requirements.

**Future phases in
Stone Crest Common**

Revelation Construction & Dev LLC
P.O. Box 3583
Camden, MO 65020

Lake Investment Holding LLC
124 Dorothy Lane
Cumberland, MO 65020

Concrete driveway per concrete details, 6" reinforced variable roadway width as shown minimum width

Owner/Developer
Rob Van Natten
 2605 N. Jefferson Ave
 Lehi, MN 55356
 417-532-7117

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

DRAFT: NOT FOR CONSTRUCTION

**Stone Crest Commons
Bluff Drive, Osage Beach, MO 65065
Preliminary Plat**

MO Corp. 2001015503
Expires 12/31/19



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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PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Date: December 10, 2019

Subdivision Name: Stonegate Estates Section 2 Final Plat

Location: Parkwood Circle

Section/Township/Range: 7/39/15

Applicant: Parkwood, LLC

Surveyor: Shoreline Surveying and Engineering

Tract Size: 10,009.4 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 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.

