

## PLANNING & ZONING COMMISSION MINUTES

April 13, 2021

### In Attendance:

**Commission:** Twyla Cordry, Trudy Dils, Mayor Jerry Brown, Yvonne Reeves-Chong, Cecil Davis, Eric Obermuller

**Absent:** Scott Owens

**City Staff:** John Doyle, Nathan Carmon, Miriam Jones, Mitch McDonald

**Guests:** Keith Pritchard

1. **Call to Order** –Twyla Cordry called the meeting to order at 5:30pm. A quorum was present.
2. **Approval of Minutes** – Twyla Cordry put forth the minutes from the May 12, 2020 meeting for approval. Mayor Jerry Brown made a motion to approve minutes. Motion was seconded by Yvonne Reeves-Chong. The motion passed unanimously.
3. **Action Items:**
  - a. **An Ordinance Amending Chapter 420 of the Municipal Code Regarding Subdivision Requirements-** City Administrator John Doyle discussed the ordinance that was sent forth from the Utility Committee regarding amending Chapter 420 of the Municipal Code regarding subdivision requirements. The purpose of the revision of this ordinance is to help ensure the development of the City's infrastructure. Chapter 420, Subdivision Regulations, shall be amended according to 'Exhibit A' which was provided to the commission. Exhibit A, Section A states that the following requirements shall apply to residential subdivision improvements if the developer elects to have the City construct the infrastructure in the subdivision. For a subdivision to qualify for this agreement between the City and the developer the subdivision must be located within the City limits of Waynesville, Missouri and currently served by all utilities offered by the City including but not limited to City Sewer, City Water, City Electric and City Natural Gas. Twyla Cordry asked if a developer doesn't want to participate can the developer choose not to? Mr. Doyle stated that the developer can choose not to participate but the agreement does offer an incentive to developer to build within City of Waynesville. There is a layout schedule for what is expected. When the subdivider is notified that the city is ready to proceed with the project, the subdivider shall enter into a written contract of development with the city committing to develop the subdivision in conformity with the City of Waynesville Code and shall also pay the City of Waynesville a sum equal to \$42.50 per running front foot along all platted lots in the subdivision on both sides of each proposed street for a total of \$85.00 per foot, which will constitute one-half of the total project cost and which much be paid before the city will be required to commence construction of the improvements. The balance of the sum due, to wit, \$85.00 per running foot shall be due when the city has completed all improvements in the subdivision less the \$1,000 earnest money payment. The payment referred to above includes the following fees found in Title IV of the Waynesville Municipal Code- water connection fee and sewer connection fee. This does not include electrical deposits and fees, building permit fees, waste water impact fees and park acquisition fees which amounts shall be paid in addition to the said fee. Exhibit A, Section B outlines the requirements if developer elects to construct the infrastructure in the subdivision. Section B. 11, states that city inspection fees shall be paid to the city by the developer before any work has commenced to assure compliance with city construction specifications at a rate as follows: water per lineal foot \$1.00, sewer per lineal foot \$1.00, electric per lineal foot \$1.00, storm per lineal foot \$1.00, street per lineal foot \$1.00 and administration per lineal foot \$2.00. Twyla Cordry asked if there have been any personal conversations with developers to see how they feel. Mr. Doyle stated that he has not personally talked to other developers but he

has talked to other cities who use this layout and it works well for them. Cecil Davis asked what were the previous fees. Nathan Carmon stated that there were none. After further discussion between the commission, Twyla Cordry asked for a motion to approve amending the ordinance and send to council. Trudy Dils made a motion to approve amending Chapter 420 of the municipal code regarding subdivision requirements and take the ordinance to council. Yvonne Reeves-Chong seconded the motion. The motion passed unanimously.

4. **Adjournment** – With nothing further, Twyla Cordry adjourned the meeting at 6:02 PM. The next meeting of the Planning and Zoning Commission will be May 11, 2021 at 5:30p.m.