



PLANNING & ZONING COMMISSION MEETING

HELD AT
THE BALLWIN GOVERNMENT CENTER
1 GOVERNMENT CENTER ~ BALLWIN MISSOURI 63011

**December 2, 2019
7:00 P.M.**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
- 3. Capital Budget**
- 4. Adjournment**

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MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR ♦ BALLWIN MO 63011

OCTOBER 7, 2019

Chairman Weaver called the meeting to order at 7:00 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver
Commissioner Grant Alexander
Commissioner Gary Carr
Commissioner Olivia Pieknik
Commissioner Chad Silker
Commissioner Victoria Winfrey
Alderman Kevin Roach
Mayor Tim Pogue

City Administrator Bob Kuntz
City Attorney Robert E. Jones

ABSENT

Secretary Lisa Zimmerman
Commissioner Tracy Bolte

Approval of Minutes

A motion was made by Commissioner Pieknik to accept the minutes of the August 5, 2019 meeting as submitted. Mayor Pogue seconded the motion, which received unanimous approval from the Commission members present.

Z 19-03 – Zoning Ordinance Change

Adult Oriented Businesses

Chairman Weaver said that this petition was tabled at the last meeting so that the Commission could see how a 500 ft separation would affect these types of businesses. City Attorney Jones said that the previous discussion was whether a 1,000 ft separation from schools and churches would be feasible. The staff report prepared for this meeting shows that 1,000 feet would effectively zone these types of businesses out of the City of Ballwin. He does not recommend that distance be approved.

Commissioner Pieknik said that a 500 ft separation was also discussed at the previous meeting. The staff report included maps showing this distance from schools, churches, and daycares. City Attorney Jones said this distance will still allow for positioning of these types of businesses. He said a recommendation of 500 ft is reasonable. City Attorney Jones also reminded the Commission that the ordinance requires a 1,500 ft distance from stores of the same type.

Chairman Weaver reopened the public hearing and asked if anyone wished to speak in in regards to Petition Z 19-03. No one came forward and Chairman Weaver closed the public hearing.

City Attorney Jones suggested adding the word “property” after “Adult Oriented Business” and “Adult Oriented Service Provider” in Section 1 (33) to eliminate any confusion about where the 1500 ft distance is measured from.

Alderman Roach asked about churches that lease space in shopping centers. Would the distance be measured from the leased unit or the shopping center? City Attorney Jones said it would have to be measured from the leased unit.

Mayor Pogue made a motion to recommend approval of Petition Z 19-03 to the Board of Aldermen, with the following amendment to Section 1 (33): Change the distance from churches, schools, and daycares from 300 ft to 500 ft; and add the word “property” after Adult Oriented Business and Adult Service Provider. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

Adjournment

Mayor Pogue made a motion to adjourn the meeting. Commissioner Pieknik seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:18 p.m.

Mark Weaver, Chairman
Planning & Zoning Commission

2020-2024 CAPITAL IMPROVEMENT PLAN

	2020	2021	2022	2023	2024
Revenues					
Capital Improvement Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvement TIF Sales Tax	85,000	-	-	-	-
Park Sales Tax	-	-	-	-	-
Park TIF Sales Tax	115,000	-	-	-	-
Public Safety Tax	555,000	530,000	510,000	490,000	470,000
Miscellaneous Project Reimbursement	43,384	924,832	652,863	-	-
Miscellaneous Park Grants	525,000	250,000	531,400	256,400	525,000
Revenue Totals:	\$ 1,323,384	\$ 1,704,832	\$ 1,694,263	\$ 746,400	\$ 995,000
Transfers In from Operating Fund Balance					
Police Building Construction	\$ 344,000	\$ 1,367,465	\$ 510,000	\$ 290,000	\$ -
Grand totals:	\$ 1,667,384	\$ 3,072,297	\$ 2,204,263	\$ 1,036,400	\$ 995,000
Expenditures/Project By Department					
Administration					
TIF Municipal Revenue Funding	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Totals:	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Parks & Recreation					
Golf Maintenance Building	\$ 227,000	\$ -	\$ -	\$ -	\$ -
Ferris Park Redevelopment - Phase 2	750,000	-	-	-	-
New Ballwin Park Construction	-	500,000	-	-	-
Holloway Park Construction	-	-	500,000	-	-
Vlasis Park Design / Specs	-	-	50,000	-	-
Vlasis Park Construction	-	-	-	1,000,000	-
Pointe Expansion Design / Specs	-	-	-	50,000	-
Pointe Expansion	-	-	-	-	1,500,000
TIF Municipal Revenue Funding	42,000	42,000	42,000	42,000	-
Totals:	\$ 1,019,000	\$ 542,000	\$ 592,000	\$ 1,092,000	\$ 1,500,000
Police					
Police Building - Design	\$ 900,000	\$ 200,000	\$ -	\$ -	\$ -
Police Building Construction	\$ -	\$ 1,697,465	\$ 510,000	\$ 490,000	\$ 470,000
Totals:	\$ 900,000	\$ 1,897,465	\$ 510,000	\$ 490,000	\$ 470,000
Public Works					
Holloway Rd. - Engineering	\$ 44,230	\$ -	\$ -	\$ -	\$ -
Holloway Rd. - Easements	10,000	-	-	-	-
Holloway Rd. - Construction	-	1,156,040	-	-	-
New Ballwin Rd. - Engineering	81,608	-	57,125	-	-
New Ballwin Rd. - Construction	-	-	816,079	-	-
Public Works Yard - Needs Assessment	25,000	-	150,000	100,000	-
Totals:	\$ 160,838	\$ 1,156,040	\$ 1,023,204	\$ 100,000	\$ -
Expense Totals:	\$ 2,099,838	\$ 3,615,505	\$ 2,145,204	\$ 1,702,000	\$ 1,970,000
Revenues Over/ (Under) Expenditures:	\$ (432,454)	\$ (543,208)	\$ 59,059	\$ (665,600)	\$ (975,000)

Projects for 2020 - 2024**Administration****TIF Municipal Revenue Funding****\$80,000**

Per TIF indentures, the City is required to pay 35% of their bottom half of TIF revenues up to a cap of \$250,000 each year. This amount correlates to the TIF tax collected from the Capital Improvement sales tax.

Overall Impact on Operating Budget

TIF Municipal Revenue Funding - None.

Projects for 2020 - 2024**Parks & Recreation****Golf Maintenance Building****\$227,000**

Existing golf building is insufficient for housing all golf course equipment. Cabling will be run to ensure uninterrupted phone and internet service. Restroom and break room for staff will be updated. Propane heating will be replaced with electric.

**Overall Impact on Operating Budget**

Golf Maintenance Building - An extended life is expected for all vehicles and equipment, delaying replacement cost and reducing repair expenses. Utility savings will be realized with change in heating source.

Projects for 2020 - 2024**Parks & Recreation****Ferris Park Redevelopment - Phase 2****\$750,000**

Construction will include a handicap accessible drive and walkways to park features. A new visitor parking lot with rain garden will decrease run-off into nearby Fishpot Creek. A multi-use loop trail and shaded outdoor fitness station will be added.

**New Ballwin Park Playground/Shelter****\$500,000**

Replace 30+ year old playground, shelter, and plaza area with updated play structure and safety surfacing. Park plan would address various usage areas of the park including the pond, pavilion, walking path, etc.



Projects for 2020 - 2024**Parks & Recreation****Holloway Park****\$500,000**

Replace 30+ year old playground with updated play structure and safety surfacing. Add restroom, improve connectivity to Holloway Road and replace rusted tennis court fencing.

**Vlasis Park Construction****\$1,050,000**

Based on park masterplan, re-develop Vlasis Park based on community recreation need. Improvements could include an amphitheater, pond improvements, and playground improvements.

**Overall Impact on Operating Budget**

Ferris Park Redevelopment - Phase 2 - additional maintenance expense of \$250 for landscaping will be needed due to the addition of a bioswale.

New Ballwin and Holloway Parks - None.

Vlasis Park Construction - \$5,000 annually will be saved from not replacing worn out playground surface tiles.

Projects for 2020 - 2024**Parks & Recreation****Pointe Expansion****\$1,550,000**

Based on community input, the expansion of fitness, gymnasium, meeting, swimming and multipurpose spaces is needed.

**TIF Municipal Revenue Funding****\$168,000**

Per TIF indentures, the City is required to pay 35% of their bottom half of TIF revenues up to a cap of \$250,000 each year. This amount correlates to the TIF tax collected from the Parks sales tax.

Overall Impact on Operating Budget

Pointe Expansion -An increase in utilities and payroll expenses is expected. There is potential to earn more recreation and fitness program and rental revenue with the facility addition. Expansion plans are not defined enough to quantify these amounts.

TIF Municipal Revenue Funding - None.

Projects for 2020 - 2024**Police****Police Building Replacement****\$4,267,465**

The police department is housed in a building which was originally constructed as a city hall. It has been remodeled and expanded multiple times but has a number of inefficiencies. A preliminary needs assessment has been completed along with basic design work. Detailed drawings for the correction of these inefficiencies and modernization of the building is planned. Prop P funds will be used to finance this project; debt is anticipated to be issued.

**Overall Impact on Operating Budget**

Police Building Replacement - Utility costs are expected to increase by \$5,800 with a new building being fully above ground. The current structure has a basement.

Projects for 2020 - 2024**Public Works****Holloway Rd. Engineering, Easements, Construction****\$1,210,270**

Holloway Road pavement and curb and gutters have deteriorated. Engineering will occur in 2019, easements in 2020, and construction in 2021. Benefits include smoother driving surface, the reduction of liability from tripping and compliance with federal regulations.



Projects for 2020 - 2024**Public Works****New Ballwin Rd. Engineering, Construction (Manchester Rd. to Twigwood)****\$954,812**

New Ballwin Road pavement and curb and gutters have deteriorated. Engineering will occur in 2020, and construction in 2022. Benefits include a smoother driving surface, upgraded and more cost efficient street lighting and intersection pedestrian signals.

**Public Works Yard - Design and Reconfiguration****\$275,000**

The layout of the yard shared by public works, building maintenance and parks staff is congested and inefficient. Newly replaced vehicles and heavy equipment are exposed to the elements. Design work is the first phase of this project to reallocate space and provide covered parking for equipment.

**Overall Impact on Operating Budget**

Holloway Rd. Engineering, Easements, Construction - Reduction of street maintenance costs projected at \$97,500 over 10 years.

New Ballwin Rd. Engineering, Construction - Reduction of street maintenance costs projected at \$97,500 over 10 years.

Public Works Yard - Design / Reconfiguration - Initially none, but upon completion of the covered parking structures an extended life is expected for all vehicles and equipment, delaying replacement cost and reducing repair expenses.