

The meeting was called to order at 7:00 p.m. by Chairman Knapp. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Chairman Knapp and members Alderman Sir, Schmiedeskamp, Svoboda, Scheer, Smith, Austermann, Siebenman and Kiefer.

Also in attendance was City Administrator Craig Sabo.

A. A petition from J. Randall Mayer, representing Mayer Holdings, LLC, for an amendment to The Legends R-5 Community Unit Plan Zoning to change two (2) attached single-family lots to four (4) detached single-family lots in The Bluffs Subdivision.

Notice of the Public Hearing was published in The Countian on Monday, December 29, 2014, and in The Current on Wednesday, January 7, 2015.

Speaking on behalf of Mayer Holdings, LLC was Mr. Mike Boerding of Sterling Engineering. He stated that Mayer Holdings was seeking approval to amend the Community Unit Plan approved by Eureka Ordinance 1358 to construct four (4) detached single-family dwellings originally approved for the construction of two (2) attached single-family dwellings.

Mr. Scheer inquired as to the square footage of the proposed homes.

Mr. Boerding stated he did not have that information.

Mr. Svoboda inquired as to the proposed lot sizes.

Mr. Boerding stated that the lot sizes would not change.

Mr. Siebenman inquired as to the type of homes to be constructed.

Mr. Boerding stated that they would be similar to single-family homes already constructed in the Bluffs Subdivision.

Mr. Siebenman inquired as to if he knew the size.

Mr. Boerding stated that he did not.

Mr. Siebenman inquired as to if Mr. Boerding knew if they were to be larger, smaller or the same size as the other homes.

Mr. Boerding stated that they would be similar.

Mr. Siebenman inquired as to if any plans for the homes had been submitted.

Mr. Boerding stated that they had not submitted any plans at this time.

Mr. Siebenman inquired as to the reason for the proposed change.

Mr. Boerding stated that the single-family detached home sold better.

Mr. Siebenman inquired as to the number of villa homes versus detached homes in the development.

Mr. Boerding stated that he was not certain but the majority were detached.

Mr. Siebenman inquired as to the lot size.

Mr. Boerding stated that he was not certain, but the developer would have to adhere to any required setbacks on the property.

Mr. Siebenman inquired as to if the lot size was under two thousand (2,000) square feet.

Mr. Boerding stated that he was not certain of the minimum lot size but that each lot had a five (5) foot side yard setback, a twenty (20) foot front yard building line and a fifteen (15) foot rear yard setback and that all homes that were to be constructed would adhere to all required zoning setbacks.

Mr. Siebenman inquired as to if Mayer Holdings, LLC had approached the trustees of The Legends regarding the change.

Mr. Boerding stated that they had not, as what was being proposed did not violate any covenants or restrictions of the subdivision and that Prestige Homes would be subject to all restrictions currently in force by the trustees of The Legends.

Alderman Sir stated that one (1) of the lots appeared to be five thousand (5,000) square feet and it appeared that lot fifty-five (55) and lot one hundred thirty-seven (137) were larger.

Mr. Scheer inquired as to the square footage of the existing attached homes.
Mr. Boerding stated that he did not know.

No one spoke in support of the petition.

Speaking in opposition to the petition was Mr. Jeremy Brummond who resides at 502 Meramec View Drive. He stated that his lot is adjacent to the lots to be changed by the petitioner. He stated that he and his family had relocated to Eureka in 2008 and were active in the community. He stated that he had purchased the lot at which he currently resides because it offered a level yard and that the homes that were slated to be constructed on the vacant lots adjacent to his home were to be part of the Villas Homeowners Association, and therefore, the exterior maintenance on the properties would be maintained by the trustees. He stated that Mayer Holdings had purchased the subject foreclosed lots from the bank and they were aware that the lots were to have attached homes on them. He stated that there have been no plans submitted to the City as to what type of homes were to be constructed on the lots. Mr. Brummond stated that according to Section 23-182(p) of the Eureka Municipal Code information must be submitted regarding any changes to the Community Unit Plan. Mr. Brummond stated that if the petition was approved by the City, the adjacent lot owners and the trustees could potentially pursue legal action to block the change. Mr. Brummond stated that directly adjacent to his lot is a monument sign which designates the entrance to the Villas at The Bluffs, and if the lots had single-family homes constructed on them, the villas would actually start three (3) houses down. He stated that a two (2) story 2,000 square foot home or a one (1) story, 2,500 square foot home would not be compatible with the lots. He stated that any changes to the use of the lots must require the subdivision indentures to be amended. He stated if single-family detached homes on the subject lots were constructed, they would be in violation of the master plan. Mr. Brummond stated that the lots were intended for the construction of villas and there is no reason to change the intended use and the petitioner should be held to the original plan.

Chairman Knapp inquired as to which lot Mr. Brummond resided.
Mr. Brummond stated that it was lot fifty-three (53).

Speaking in opposition to the petition was Mr. Dan Marchi who resides at 510 Meramec View Drive. He stated that one (1) of the major reasons his family purchased their residence was due to the fact the adjacent lots were to be developed as attached housing, and therefore, would be maintained by the trustees, so there would be no concern about the upkeep of neighboring properties.

Mr. Smith inquired as to which lot Mr. Marchi resided.
Mr. Marchi stated lot fifty-two (52).

Speaking in opposition to the petition was one of the villa homeowner trustees, Mr. Carl Blough who resides at 640 Bluffs View Court. Mr. Blough stated that anything that was to be constructed on the subject lots should be architecturally the same as the neighboring properties. He stated that a typical two (2) story home would not be compatible in this area. He also inquired as to if the owners of the lots would be required to become part of the homeowners association if Mayer Holding received approval to construct single-family dwellings on the lots. He stated that allowing construction of single-family residences on these lots would be totally inconsistent to what was originally designed for the area. He stated that Mr. Boerding indicated that the homes would be consistent with those that were further down the street from the villas and, if that was the case, those homes were inconsistent with the villa design. He stated that the attached homes in the villas were between 1,850 - 2,100 square feet.

There being no further matters for discussion, the public hearing was adjourned at 7:17 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:17 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Schmiedeskamp, Svoboda, Scheer, Smith, Austermann, Siebenman and Kiefer.
Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Svoboda, seconded by Mr. Smith and passed with 8 "YES" votes and 1 "ABSTENTION" (cast by member Austermann), the Minutes of December 10, 2014 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

A. Consideration of a petition from J. Randall Mayer, representing Mayer Holdings, LLC, for an amendment to The Legends R-5 Community Unit Plan Zoning to change two (2) attached single-family lots to four (4) detached single-family lots in The Bluffs Subdivision.

Chairman Knapp stated that he believes the developer of the lots should be required to construct what was originally approved. He stated that the petitioner was not able to provide enough information to the Commission. He stated that members should not let the threat of legal action influence their decision.

Mr. Svoboda stated that The Legends development has worked hard to maintain standards.

Mr. Smith stated that he also agrees that the lots should be developed in accordance with the original plan, which would architecturally match neighboring properties.

Chairman Knapp inquired as to if the Eureka Fire Protection District would have any concerns as to what was constructed.

A representative from the Fire District stated that they had no jurisdiction as they were just treated as residential properties.

Mr. Scheer stated that the petitioner had not supplied enough information and he agreed with the opposition of the neighboring property owners.

Alderman Sir stated that he agreed that not enough information had been provided to the Commission and he said that not only the neighboring property owners had issues with the petition, but the homeowners association of the villas had voiced opposition.

On motion by Mr. Svoboda, seconded by Mr. Smith and unanimously denied, a negative recommendation was received for a petition from J. Randall Mayer, representing Mayer Holdings, LLC, for an amendment to The Legends R-5 Community Unit Plan Zoning to change two (2) attached single-family lots to four (4) detached single-family lots in The Bluffs Subdivision.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Smith, seconded by Mr. Svoboda and unanimously passed, the meeting was adjourned at 7:25 p.m.

UPCOMING MEETINGS:

- January 28, 2015
- February 11, 2015

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary