

**CITY OF BYRNES MILL  
PLANNING & ZONING MEETING  
JUNE 14, 2010**

Roll call showed the following were present: Sam Pierceall, Mary Mantoan, Anne Walters, Ben Shelledy, Robert Prado, Tom Wilkerson and Richard Lawson. Terry Oberer is excused. A quorum is present. Anne Walters presiding.

A motion was made by Sam Pierceall, seconded by Ben Shelledy, to approve the 1-11-10 minutes as written.

Terry Oberer	excused	Sam Pierceall	aye
Mary Mantoan	abstain	Tom Wilkerson	abstain
Anne Walters	aye	Robert Prado	abstain
Ben Shelledy	aye	Richard Lawson	abstain

A motion was made by Sam Pierceall, seconded by Mary Mantoan, to table discussion on multi use zones to the next regular meeting.

Terry Oberer	excused	Sam Pierceall	aye
Mary Mantoan	aye	Tom Wilkerson	aye
Anne Walters	aye	Robert Prado	aye
Ben Shelledy	aye	Richard Lawson	aye

The Springs Hills Presbyterian Church development plans were addressed.

The public present are Tony Whitby, Gary Strieder, Pastor David Stain, Dan Gardner, Jim McBroom, Jerry Klipsch and John Scheble.

Mary Mantoan asked if the side parking lot was encroaching on the easements. Dan Gardner stated there is a thirty (30) foot setback. He referred her to page C-3 on the plans. He further advised Hess Road is the centerline.

Anne Walters stated she didn't feel the corner had a thirty (30) foot setback. Dan Gardner stated he would review it, they may have to lose two (2) or three (3) parking spaces to conform to the ordinance, but there is plenty of parking.

Anne Walters voiced concerns about the width of the entrance/exit on to Upper Byrnes Mill Road. Dan Gardner stated the entrance/exit is twenty-five (25) foot wide.

Jim McBroom, Jerry Klipsch and Tony Whitby started speaking out.

Chairperson Walters advised them “this is not the public forum.”

Sam Pierceall voiced concern regarding entering/exiting on to Upper Byrnes Mill causing traffic back ups. He suggested Mo-Dot put a light it.

Mary Mantoan had questions regarding a “covered vehicle pad” shown on the plans.

Anne Walters stated she thought it was a handicap drop off.

Dan Gardner said it was a temporary gravel area for washing out trucks during construction. He further stated when the construction was completed this would be removed.

Anne Walters asked if the building entrance/exit faced a wooded area.

Dan Gardner advised in total (phase II) there would be three (3) entrances/exits.

Mary Mantoan voiced concerns regarding stormwater flow.

Dan Gardner referred her to C-3 and stated the water is diverted to a detention pond thru an easement on B J Coleman’s property.

Anne Walters asked if the phase II parking was on a hillside.

Dan Gardner advised there would be a retaining wall in this phase.

Mary Mantoan asked the height of the wall.

Dan Gardner replied sixteen (16) feet.

Anne Walters asked if there was a possibility of an entrance/exit from Hess Road.

Dan Gardner said “No” the road is not in good condition.

Anne Walters questioned if there was a line of trees (phase II) between the church property and Lake Montowese.

Dan Gardner referred her to C-3 grading plans and stated the slopes are existing areas to be cleared. There would be no stormwater issues or land disturbance to Lake Montowese. Trees to be removed in a zig-zag pattern and the buster pump area to be cleared.

Sam Pierceall voiced a concern regarding Lake Montowese resident's view of the retention pond and the church property's view of the dam.

Dan Gardner advised B J Coleman would see the retention pond because his deck is on that lot.

Anne Walters stated the City would have the City Engineer check compliance with City ordinances in reference to stormwater, outdoor lighting and landscaping buffers.

Anne Walters asked the Pastor and Gary Strieder when the building construction would start. They replied when everything is in place.

Ben Shelledy asked how much traffic would be created.

Sam Pierceall asked how many members the church had.

The Pastor said there were 120 in the congregation. Sunday services, a.m. & p.m., about 35 to 40 attend. The total capacity is 300. He advised there are other meetings held but not very many people attend them. He further advised people do not all come at the same time.

Chairperson Walters opened the public forum.

Jerry Klipsch voiced concerns regarding de-celeration and ingress. He would like MODOT to give the City suggestions.

Anne Walters asked about a right turn lane into the parking lot.

Jerry Klipsch asked if a 30 foot setback is feasible.

Dan Gardner replied a utility pedestal would have to be moved, this is very costly and there would be nothing to gain.

Robert Prado stated there maybe an inconvenience to traffic coming from Highway 30.

Mary Mantoan stated with no impediment to Highway 30 staggered traffic would not be a problem.

The Pastor stated the church would have ushers directing traffic for special events.

Mary Mantoan voiced concerns regarding spillway (Lake Montowese) runoff, and asked if flooding is a possibility.

Dan Gardner advised there's a large pipe, which flows into a small pipe and by City ordinance they cannot discharge water greater than the flow.

Public Works Director Whitby stated the City was waiting for the hydrolics review from the City engineer. He further stated he is concerned about brown water runoff into Lake Montowese.

Mary Mantoan asked about the height of the retaining wall (in the parking lot) in phase II.

Director Whitby advised that would be reviewed before the permit is issued.

Dan Gardner replied it is a step-up (gradual) retaining wall.

Jim McBroom asked if the wall was terraced.

Dan Gardner advised, "No."

Jim McBroom asked if a metal building would be removed.

Dan Gardner stated, "All existing buildings will be removed."

Jim McBroom raised the following concerns: the retention pond, parking spaces (per ordinance) to be reviewed, straighten the entrance/exit, is a double retention pond possible, can it be a permeable parking lot, what's the filter system, can the discharge pipe from the retention pond discharge on church property. He further voiced concern regarding water runoff to Lake Montowese.

Anne Walters advised there are more parking spaces than the ordinance requires.

Dan Gardner stated the elevations would be met. The building codes from a year and a half ago were used when doing the development plan. There will be no stormwater discharge during the construction. B J Coleman gave easements.

Jerry Klipsch asked if B J Coleman had reviewed the plans.

Dan Gardner stated B J Coleman was experiencing memory issues. He addressed the entrance/exit issue by stating, "there is a 300 foot line of site, and this is the best location."

Director Whitby advised Dr. Coleman has friends and relatives overseeing his interests, in this project. M-S permit will be followed regarding stormwater.

Sam Pierceall asked if the fire department had been contacted.

Dan Gardner advised the plans had been submitted to the fire department but there had been no response yet.

A motion was made by Sam Pierceall, seconded by Ben Shelledy, to continue discussion to July 12, 2010 on the following issues:

- Boundary lines
- Parking lot
- Engineering review
- Landscaping buffers
- Lighting
- Set backs
- Corrected drawings

and adjourn.

Terry Oberer	excused	Sam Pierceall	aye
Mary Mantoan	aye	Tom Wilkerson	aye
Anne Walters	aye	Robert Prado	aye
Ben Shelledy	aye	Richard Lawson	aye

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Roselee Bauer, City Clerk

Date \_\_\_\_\_

