TRAFFIC COMMISSION MINUTES
April 10, 2019 - 10:00 a.m.
Council Chamber - City Hall

<table>
<thead>
<tr>
<th>Name</th>
<th>Members’ Term Attendance (mtgs attended-mtgs absent)</th>
<th>End of Current Term of Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Gentry</td>
<td>(19-02)</td>
<td>05/31/21</td>
</tr>
<tr>
<td>John Reece</td>
<td>(08-00)</td>
<td>12/04/22</td>
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<tr>
<td>Keith Marriott</td>
<td>(03-00)</td>
<td>08/27/23</td>
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<tr>
<td>Randy Parlett</td>
<td>(02-03)</td>
<td>07/11/23</td>
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<tr>
<td>Robert Douglass</td>
<td>(02-00)</td>
<td>02/11/24</td>
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MEMBERS ABSENT: Randy Parlett

STAFF PRESENT:
Brady McKinley, Asst. Director of Public Works and Transportation
Keven Schneider, Superintendent of Streets
Nic Hutchison, City Planner
Chris McBane, Sergeant, Traffic Unit
Chris Crain, Recording Secretary

Item 1 Call to order and approve March 13, 2019 minutes.
Chairperson Gentry called the meeting to order. John Reece motioned to approve the March 2019 minutes and Keith Marriott seconded. By general consent the minutes of the March 13, 2019 meeting were unanimously approved.

Item 2 Joyce Raye Patterson Senior Center parking request. The Public Works and Transportation Department received a request to reduce the number of five (5) minute parking stalls on 10th Street and Edmond Street and increase the number of two (2) hour parking stalls surrounding the JRP Senior Center. John Reece motioned to recommend this parking change and to forward to the City Council for consideration. Robert Douglass seconded, and the motion was unanimously approved.

Item 3 Sleepy Hollow Road right of way vacation request (102 N. Belt Hwy). A formal request was received from Renaissance Infrastructure Consulting to vacate a portion of Sleepy Hollow right of way located between the Belt Hwy and 36th Street for redevelopment at 102 N. Belt Highway. The Plat with the associated roadway easement dedication was filed with the County prior to City annexation and the subdivision was never fully developed and roadways were never constructed within the easement. Portions of this area have previously been vacated by ordinance while the City retained utility easements.

Cheryl Thompson Cattan, a property owner at 101 N,36th, asked if there would be an access to the proposed car wash through the Belt Bowl/Tucker’s parking area. Brady McKinley answered that the submitted development plans show only an entrance and exit on the Belt Hwy with no common connection between the Belt Bowl and this proposed development. Ms. Cattan was also interested in what kind of landscape and buffer would be required. She has maintained a portion of this same right of way and wants to see the
property owners keep the adjoining property maintained. Mr. McKinley stated that they would be required to place a landscape buffer between the properties.

Member Douglass inquired why the City doesn’t vacate the entire right of way. Mr. McKinley advised that we only vacate what has been requested by the property owners. Nic Hutchison, City Planner, explained that the property legal description already includes this right of way and this is an encumbrance that is being removed. The property owner technically owns this area because of the way it was platted, and this vacation would clean things up.

John Reece motioned that the Traffic Commission support the proposed vacation and forward it to the Planning Commission for further review. Keith Marriott seconded, and the motion was unanimously approved. The vacation will not take place until a permit is pulled and construction begins.

**Item 4  Hillyard Industries, Inc. right of way vacation request.** A formal request was received from Hillyard Industries, Inc. to vacate area of public right of way for the proposed redevelopment project. The following right of ways are proposed to be vacated:

3rd Street from the north right of way line of Isadore Street to the southern right of way line of Franklin Street.

Antoine Street from the west right of way line of 4th Street to the east right of way of 3rd Street.

Michel Street from the west right of way line of 3rd Street to the MoDOT right of way along US 59 (St. Joseph Ave).

Public Alley between 4th Street and 3rd Street from the north right of way line of Isadore Street to the southern right of way line of Franklin Street.

Public Alley between 3rd Street and 2nd Street from the north right of way of Robidoux Street to the southern right of way of Franklin Street. (A portion of this alley has already been vacated.)

Blake Roth with Hillyards Industries, Inc. attended to explained “Project Robidoux”, a redevelopment and modernization project planned for the former 25-acre Wire Co. site. This site is challenging for redevelopment because part of it is in a flood way, the Blacksnake tunnel runs under the area and there is a change in elevation. The plan calls for all the existing Wire Co. buildings would be razed in stages.

Hillyards is requesting vacation of the streets surrounding the redevelopment site plan. By combining all facilities into one location, it will increase public safety by having less truck traffic moving products from various downtown locations, increase site security by having raw products used in manufacturing in a single gated area, improve the flow of operations making production more efficient, and allow for additional future expansion. Since the 1930’s Hillyards has expanded by buying and repurposing buildings. To move forward, Mr. Roth stated that the vacation of these streets and alleys is essential for this redevelopment to go forward.

Member Reece asked how the proposed I-229 options might impact the plans for this project. Mr. Roth stated that after the final design is selected by MoDOT, they will ask Snyder and Associates to reevaluate and amend the traffic study. Brady McKinley reminded the Commissioners that no streets will be vacated until building permits are obtained.
Cole Woodbury, with the St. Joseph Historical Society, expressed support for the redevelopment and asked if all the shipments would go through the planned front gate on 3rd Street. Because of the way I-229 is currently configured, Mr. Roth acknowledged that would be the route in and out of the facility. Mr. Woodbury asked for some sensitivity to the historical aspect of the area as the renovation takes place. This is one of the areas originally settled. Mr. Roth acknowledged this concern and stated that efforts would be made to preserve anything of historical significance that might be discovered.

Hillyards would like to begin razing structures by the end of May. They are working with the State and need final approval from the Department of Natural Resources before they can begin.

There will be temporary closures but requested vacations would not take place until building permits are issued. John Reece motioned to accept the proposed vacations and forward to the Planning Commission for further consideration. Robert Douglass seconded and the motion was unanimously approved.

Brady McKinley reported on the study for 7th Street parking issued brought to the Traffic Commission by Mary McGarry at the March meeting and provided a copy of the plan and estimate to Commission members. The cost of replacing curbs and sidewalks, which typically falls on the property owner unless otherwise directed by Council, was estimated to be $115,000.00. This report was for information only and no action was needed.

Chairperson Gentry adjourned the meeting at 10:55 am.

Minutes respectfully submitted,

/s/ Chris Crain

Chris Crain, Recording Secretary

The next regularly scheduled Traffic Commission meeting: May 8, 2019.