

## Marny Stein

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**From:** Julie Baker <jbaker61068@icloud.com>  
**Sent:** Thursday, January 7, 2021 5:08 PM  
**To:** Marny Stein  
**Subject:** Re: 2020-1-MIN to be heard Jan 14

As per our conversation from earlier, I would like to put my intentions in writing. I have spoken to Kenny at Riverlands Surveying in regards to the servitude for lot 2. An addendum will be made in writing for the servitude. As for the intent of the subdivision of the property, it is for the sole purpose of the refinance of my home on lot 2A. This is what the mortgage company has advised. Neither myself or Billy Baker have any intentions on developing lot 3A for any further dwellings. Thank you for your cooperation in this matter.

Sent from my iPhone

On Jan 7, 2021, at 1:58 PM, Marny Stein <mstein@stcharlesgov.net> wrote:

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**From:** Marny Stein  
**Sent:** Thursday, January 7, 2021 1:57 PM  
**To:** jbaker60168@icloud.com  
**Subject:** 2020-1-MIN to be heard Jan 14

Julie,  
Thank you for taking my call about your re-application. The meeting had to be rescheduled to 1/14. It's on the 2<sup>nd</sup> floor of the Courthouse, still 7pm (but expected to we'll be starting Planning Commission meetings at 6pm in February if it doesn't get decided on the 14<sup>th</sup> for any reason).

As we discussed, the plat/lot arrangement is unchanged, and you would like to explain your intentions to the Planning Commission.

We also discussed clarifying the path that the owner of Lot 2 will have across Lot 1A from the 30' servitude of Olivia Drive if the subdivision is approved. If you'd like me to call Riverlands to discuss a servitude through proposed Lot 1A to the carport for the house on Lot 2 (129 Olivia Drive), I am happy to do that, please just let me know.

Something I forgot to mention is a new rule for minor subdivision plats (subject of the attached letter). The intent is to prevent multiple minor subdivisions (like yours) from creating a major subdivision—like a new neighborhood. *The rule took effect after your re-application came in, so the note IS NOT REQUIRED on your plat*

—HOWEVER, it might show good faith that you do not intend to divide the property further if you put it. Putting the note would not prevent the tract from developing with up to 10 dwelling units (the zoning would still permit that density), but it would require additional steps for anyone dividing the lots smaller in the near future.

The note is: "No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years."

It would apply to 1A, 2A, and 3A. Please let me or Riverlands know if you would like to add the note.

Best regards,

Marny Stein, AICP  
Senior Planner  
<[image001.jpg](#)>  
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<Letter to surveyors re new note.pdf>