



Pevely Comprehensive Plan BOA Kick-off Meeting March 20, 2023

Meet Our Team



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OTHER PGAV TEAM MEMBERS:

- Adam Jones, AICP
- Adam Stroud
- Sarah Dyott
- Jill Mead
- Sareh Tabrizchi



Comprehensive Planning 101



- **Policy guide that defines the long-term vision of the city (20 years)**
 - Developing a playbook to achieve that vision
- **Municipal governments - authorized by the Zoning and Enabling Act to plan and enact zoning regulation. The specific statutory authority for a municipality to plan is in Chapter 89.**
- **Refine future goals and objectives of the city for the future**
 - Where to grow? Where to conserve?
 - Define location and intensity of land use
 - Provides rational basis for zoning ordinances and development standards

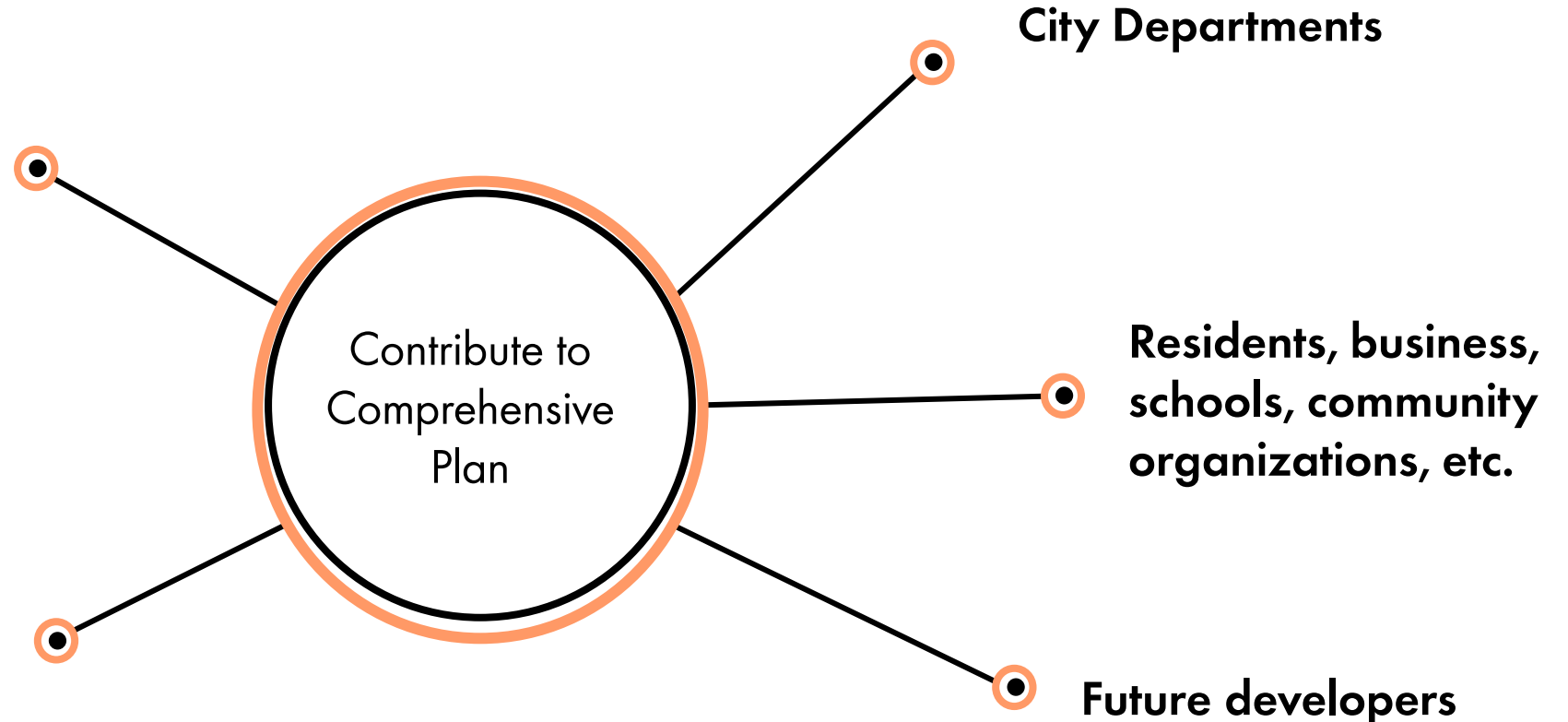
Planning Process Roles

Board of Alderman

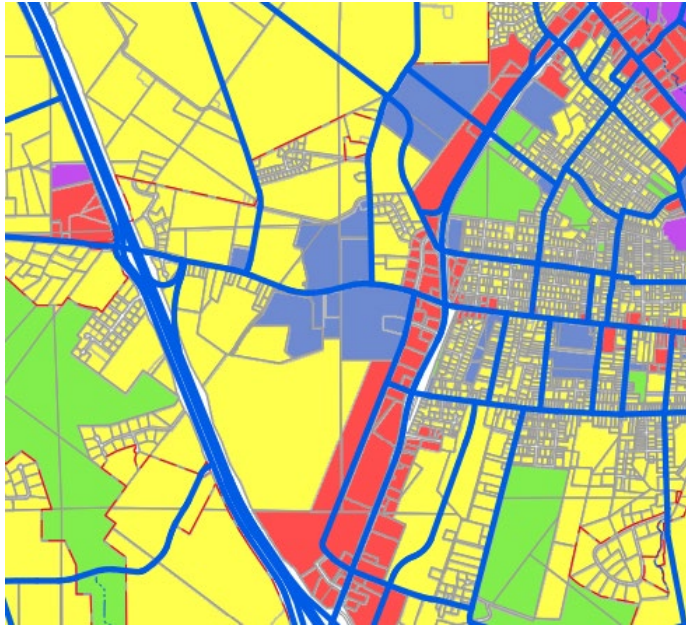
Elected officials and experts of Perryville to provide insight on present and future conditions

Planning & Zoning Commission

Public Hearing and adopt the plan. Utilize plan to make recommendations to BOA over land use regulation



Difference between Land Use Designations and Zoning Districts

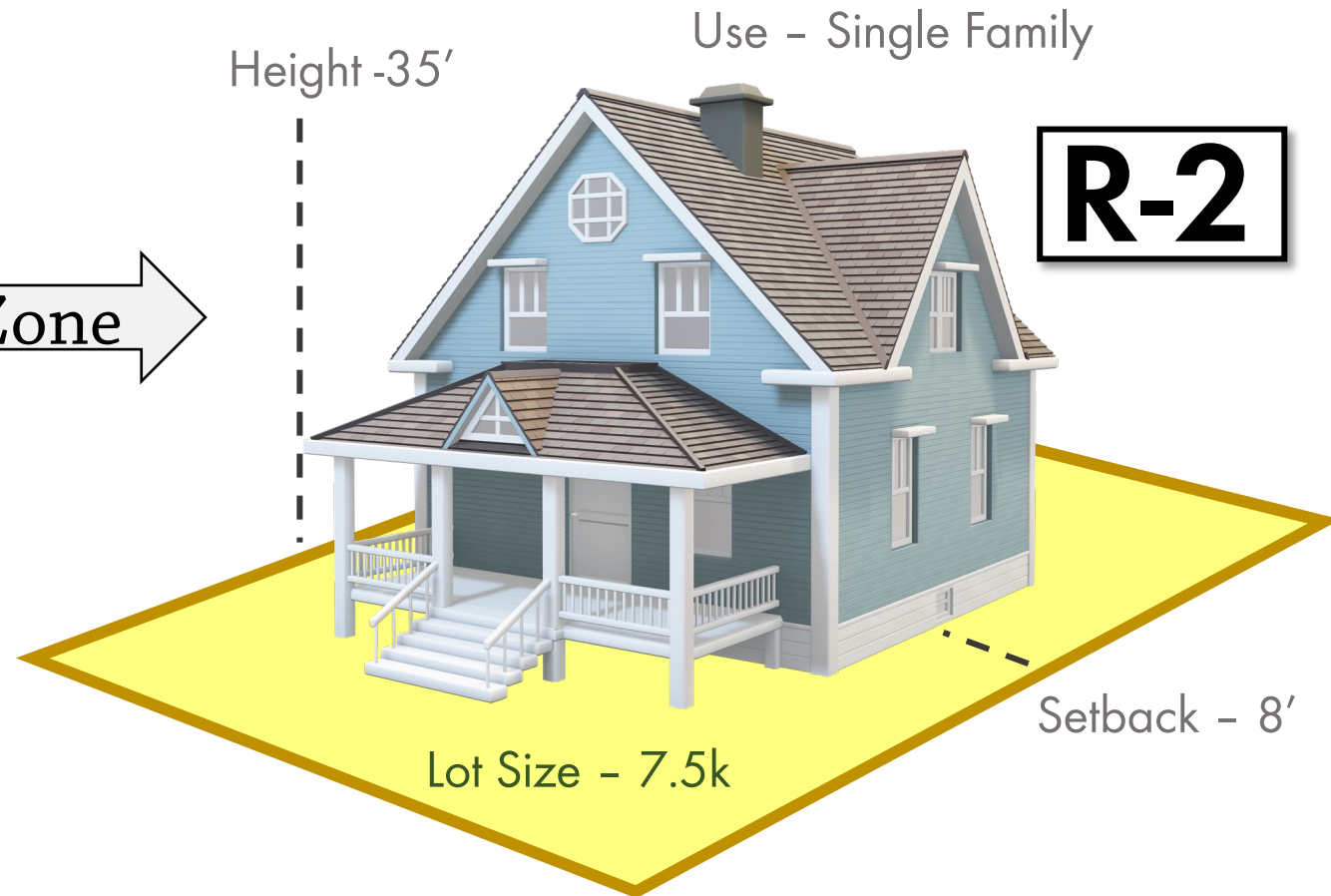


Future Land Use

- Residential or Agricultural
- Commercial
- Park and Recreation
- Public and Semi-Public
- Industrial

Plan

Zone



Comprehensive Planning 101

EXISTING CONDITIONS

Survey the existing use of every parcel

ENGAGEMENT

Engagement to plan creations

FRAMEWORK

Housing, commercial development, tourism

Plan Creation

ANNEXATION PLANNING

In depth visioning process for strategic annexation and associated impacts

FUTURE LAND USE PLAN

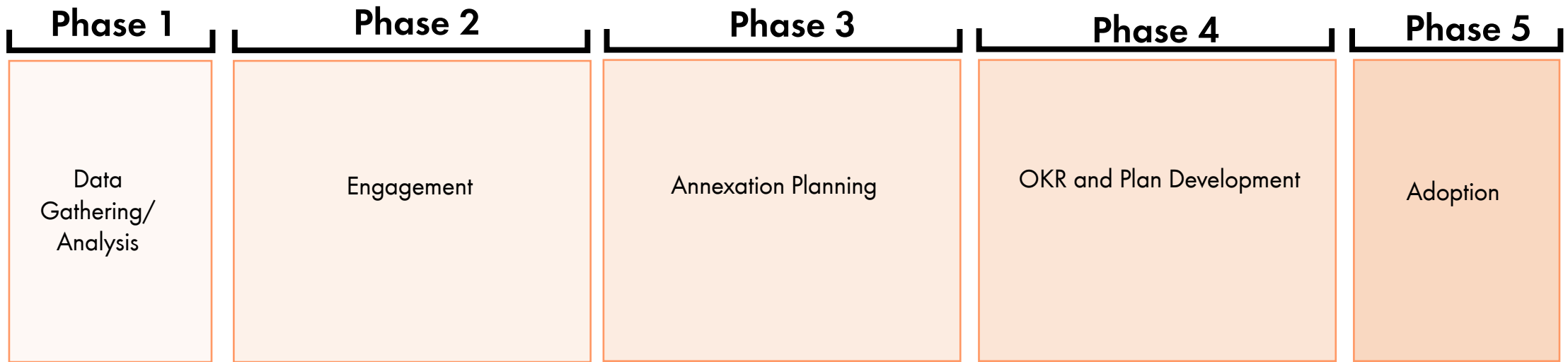
Policy document that outlines location and intensity of various uses

Plan Utilization

IMPLEMENTATION PLAN

Objectives, Key Results, and Metrics

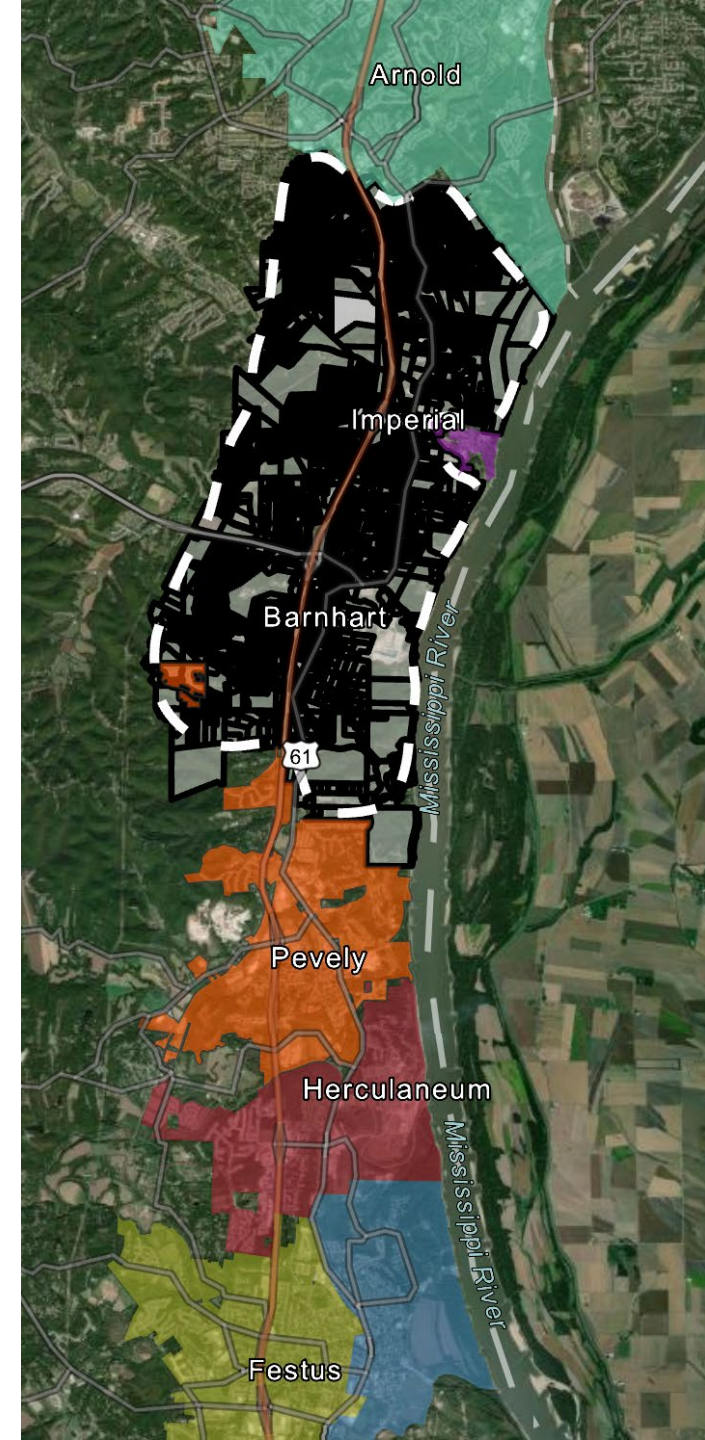
Project Timeline





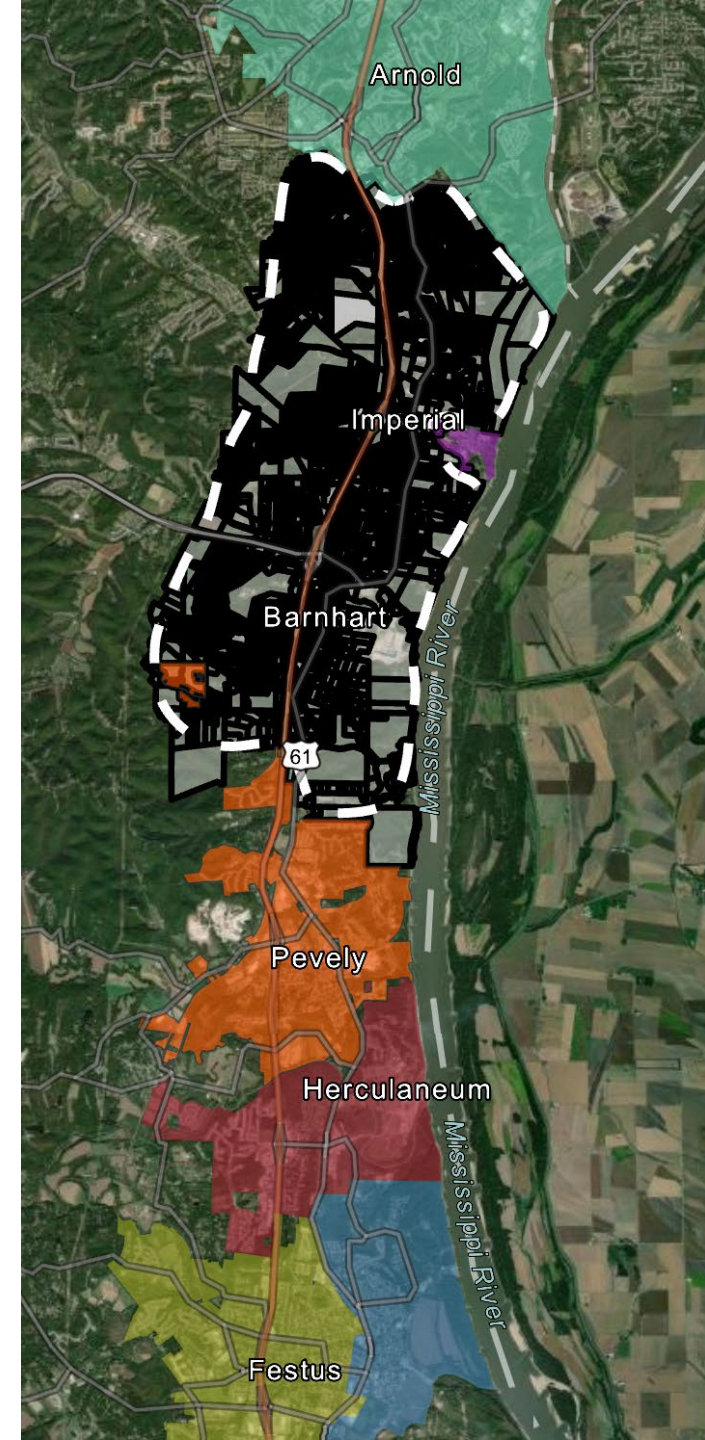
Annexation

- *State* – May annex “contiguous & compact” or voluntary so that any pocket in between is given an option to annex
 - Set of requirements
 - Objection process
- *County*
 - County Charter requirements (only if objection)
- *City (outlined by statute)*
 - Vote (majority of unit owners of area to be annexed)
 - Public Hearing (Outline plan for services)
 - Objection period (written objection 5% of the city or 2 voters of annexed)
 - Ordinance



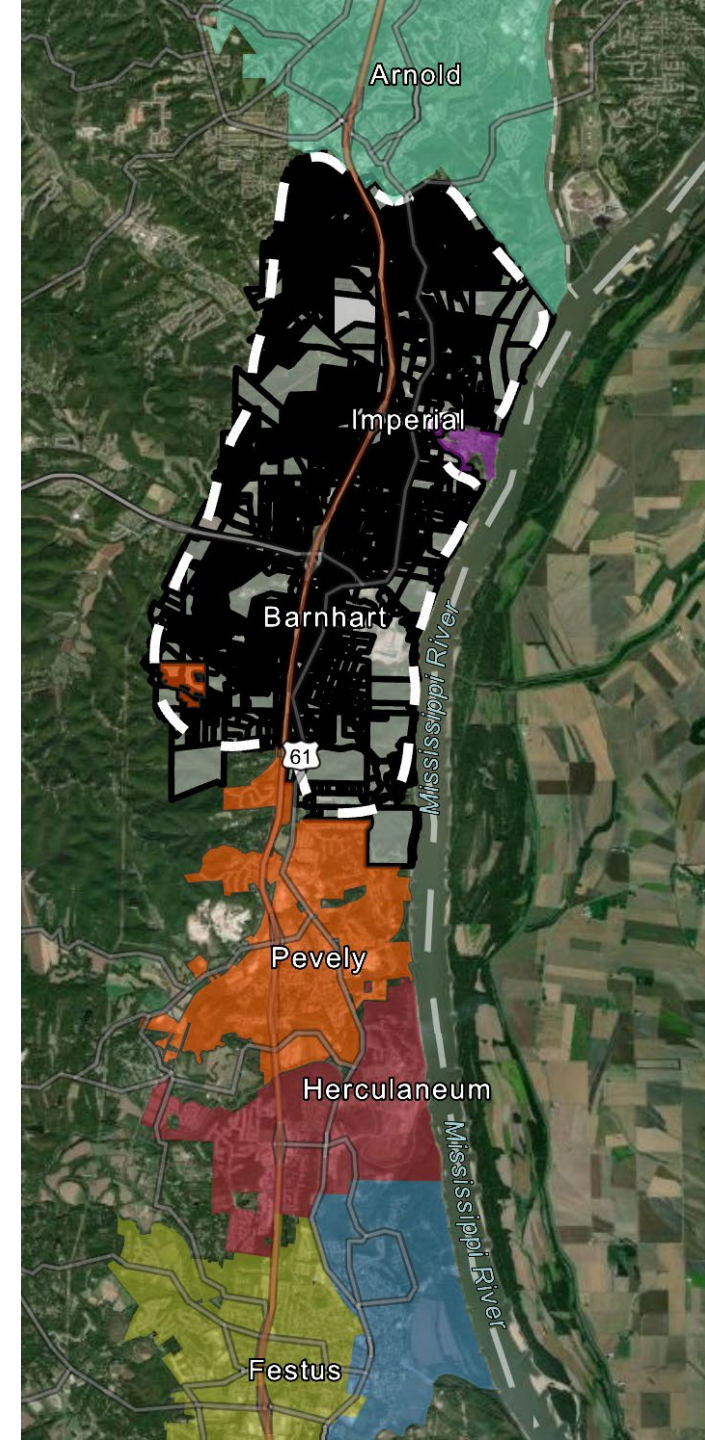
Annexation

- *Objection (5% of the qualified voters of the city or 2 voters of the area annexed)*
- *Public Hearing*
 - Advertise once a week for 3 consecutive weeks
 - Certified mail to all the owners of the area to be annexed
- *Present Plan at Public Hearing*
 - List of services (police, fire, water and sewer, street, parks, refuse, etc.)
 - Schedule to provide services
 - Tax assessment of municipality
 - Zoning district of annexation
 - Effective date



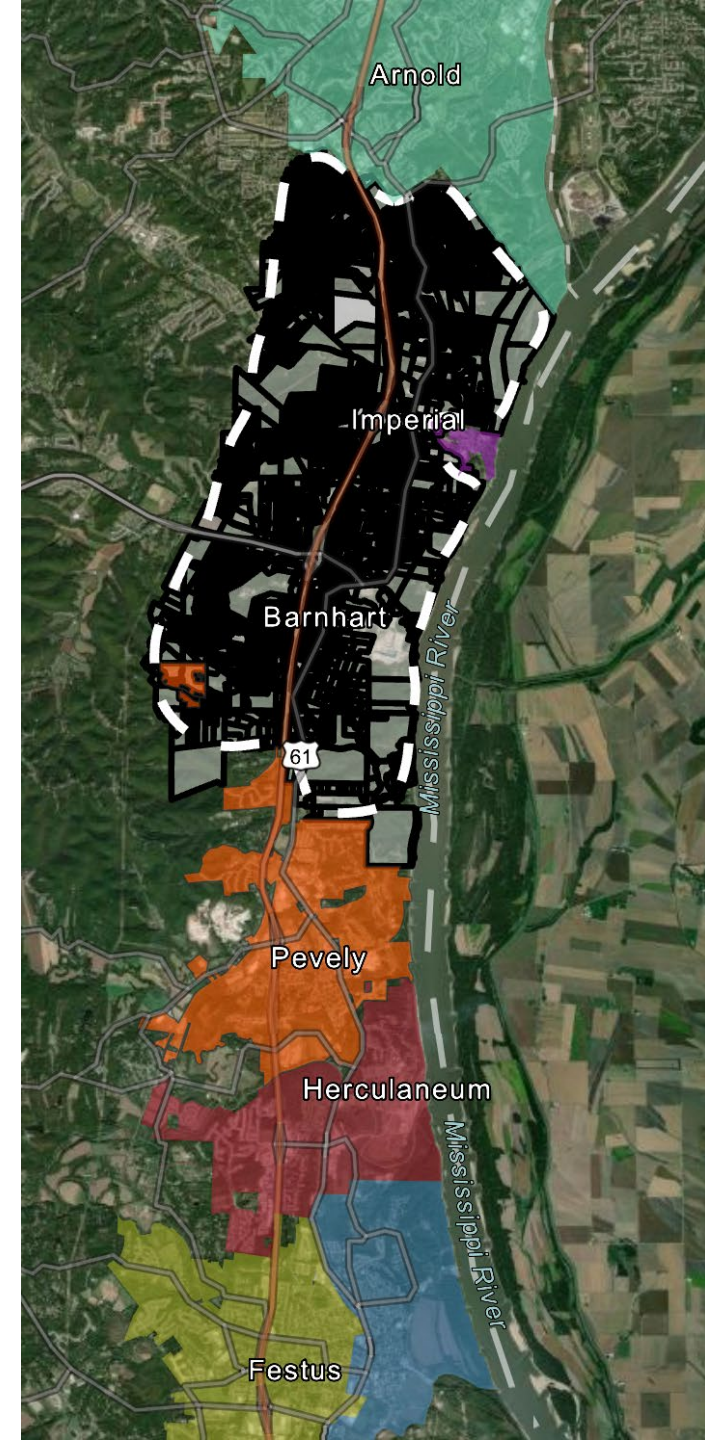
Annexation

- *Following the hearing, and either before or after the election:*
 - Municipality must file a class action against the inhabitants of the area proposed to be annexed in the Circuit Court of Jefferson County requesting a declaratory judgment authorizing the annexation. The Municipality may not annex the area proposed to be annexed unless authorized by the court



Annexation

- **Election** - held at which the proposition for annexation is submitted to the residents of the Municipality and the residents of the area proposed to be annexed.
 - If the annexation is approved by **a majority of the total votes cast in the Municipality** and, by a **separate majority of the total votes cast in the area to be annexed**, the Municipality may annex the area proposed to be annexed if authorized by the court
- *Ordinance and Resolution to annex*





Next Steps

- Stakeholder Engagement List
- Project Website
- Public Open House
- Next Meeting and Presentation