

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
APRIL 20, 2016**

**OPEN STAFF REVIEW**

Commission members and City staff held an open staff review meeting at 6:30 P.M.

Present at the meeting were Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, McKnight and Rivas. Mayor Dalton, Commissioners Kreikemer, Mueller and Omell were absent.

Melanie Rippetoe, City Planner, was present.

In City Attorney Steve Garrett's absence, Attorney Ed Sluys represented the City.

The Commission discussed the agenda items. No votes were taken.

**REGULAR MEETING**

The regular meeting of the Planning & Zoning Commission of the City of Town and Country was held at 7:00 P.M. on Wednesday, April 20, 2016, at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Lauren Strutman led the Pledge of Allegiance.

**ROLL CALL**

The following members were present for the 7:02 P.M. roll call: Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, McKnight, Mueller and Rivas. Mayor Dalton, Commissioners Kreikemeier and Omell were absent.

Melanie Rippetoe, City Planner, was present.

City Attorney Ed Sluys was present to represent the City.

**MINUTES – 3/16/16**

Mr. Bolazina moved to approve the minutes, seconded by Alderman Meyland-Smith.

Chairman Sulewski called for corrections or amendments.

Hearing none, the minutes of 3/16/16, were unanimously approved by voice vote.

**NEW BUSINESS**

Commissioner Bolazina recused himself due to a perceived conflict of interest and left the dais.

- 1. 2700 TURNBERRY PARK LANE** – A request for a Conditional Use Permit (CUP) for a garage addition attached by a walkway and associated pavement on a site of 1.03 acres located at 2700 Turnberry Park Lane, in the Suburban Estate (SE) Zoning District, by Dr. Bruce Glover and Emily Glover, owners.

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Lauren Strutman, Lauren Strutman Architects, was present on behalf of the request.

Ms. Strutman described the project as a garage addition attached with a covered walkway. She added the proposal has trustee approval.

Chairman Sulewski called for public comment.

In response to Alderman Meyland-Smith, Ms. Strutman stated the garage is to accommodate drivers and lawn equipment. She explained in her opinion this was the logical side to place the addition.

Alderman Meyland-Smith confirmed the neighbor closest to the proposed garage has approved the project.

Mr. Cima moved to recommend approval of the Conditional Use Permit, with the conditions 1-11 as set forth in the staff report. Mr. McKnight seconded the motion.

Mr. Rivas moved to amend condition 2 as follows:

(New language bolded and underlined) (Deleted language shows as strikethrough)

2. The square footage of garage addition shall not exceed ~~548~~ **575** square feet and shall be no taller than 18 feet 7 inches.

Mr. McKnight seconded the motion and a voice vote carried unanimously.

The roll call vote on the motion to recommend approval with conditions, as amended was: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, McKnight, Mueller and Rivas; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Kreikemeier and Omell.

The motion to recommend approval of the Conditional Use Permit carried unanimously.

Commissioner Bolazina returned to the dais.

- 2. 1548 WOODLAKE DRIVE** – A request for a Conditional Use Permit (CUP) for a dental office on a site located at 1548 Woodlake Drive, in the Commercial (C) Zoning District, by Jennifer L. Wheeler, DMD, tenant, on behalf of Mark Eshraghi, owner, for Midwest Dental.

Dr. Jennifer Wheeler, tenant, was present on behalf of the request.

Dr. Wheeler stated the proposal is a request for a dental office. She explained the space has operated as a dental office for 30 years.

Chairman Sulewski called for public comment.

Hearing none, Mr. Bolazina moved to recommend approval of the Conditional Use Permit, with the conditions 1-6 as set forth in the staff report. Mr. McKnight seconded the motion.

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The roll call vote on the motion to recommend approval with conditions was; AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, McKnight, Mueller and Rivas; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Kreikemeier and Omell.

The motion to recommend approval of the Conditional Use Permit carried unanimously.

**OTHER BUSINESS** – Election of Officers

Alderman Meyland-Smith moved to recommend Chairman Sulewski continue to serve as Chairman, Mr. Cima continue to serve as Vice Chairman and Mr. McKnight serve as the Secretary. Ms. Mueller seconded the motion.

The roll call vote on the motion was: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, McKnight, Mueller and Rivas; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Kreikemeier and Omell.

The motion carried unanimously.

**REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD**

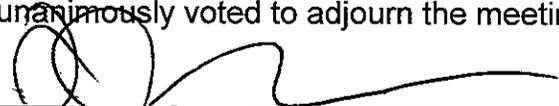
Alderman Meyland-Smith reported on the following item:

- The Amended Final Site Development Plan for CenturyLink proposed landscaping was approved.

Discussion ensued regarding the zoning modifications under consideration among the work group created to review City Zoning Codes and a timeline for analysis and approval.

**ADJOURN**

On motion of Alderman Meyland-Smith, seconded by Mr. Cima, the Commission unanimously voted to adjourn the meeting at 7:36 P.M.

  
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Ron Sulewski, Chairman