

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
JANUARY 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, Kreikemeier, and McKnight. Mayor Dalton and Commissioner 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, January 20, 2016, at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Chairman Sulewski led the Pledge of Allegiance.

**ROLL CALL**

The following members were present for the 7:00 P.M. roll call: Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, Kreikemeier, and McKnight. Mayor Dalton and Commissioners Mueller and Omell were absent.

Melanie Rippetoe, City Planner, was present.

City Attorney Ed Sluys was present to represent the City.

**MINUTES – 10/27/15**

Mr. Bolazina moved to approve the minutes, seconded by Mr. Kreikemeier.

Chairman Sulewski called for corrections or amendments.

Hearing none, the minutes of 10/27/15, were unanimously approved by voice vote.

**NEW BUSINESS**

**1. RAINTREE SCHOOL – AMENDED FINAL SITE DEVELOPMENT PLAN –**

Request by Spotted Dog Holdings, LLC, owner, for approval of an Amended Final Site Development Plan (AFSDP) in order to construct a 2,740 square foot building addition and related parking lot addition for Raintree School, proposed on a 10.96 acre lot located at 2100 S. Mason Road in the Suburban Estate (SE) Zoning District. **PUBLIC HEARING** (May be canceled if Amendment is found to be "not significant".)

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Alderman Meyland-Smith moved that the proposed amendment be considered "significant", seconded by Mr. McKnight.

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

The motion carried unanimously.

A court reporter from Midwest Litigation Services was present to record the public hearing.

Chairman Sulewski opened the public hearing.

Melanie Rippetoe, City Planner, entered the following exhibits into the record:

1. Municipal Code
2. Comprehensive Plan
3. Development Office file, as amended from time to time, including staff report titled Agenda Item 1, Planning and Zoning Commission, January 20, 2016
4. Amended Final Site Development Plan, Raintree School, submitted on October 30, 2015, last revised on November 10, 2015
5. Mailing List, Notice of Public Hearing
6. Notice of Public Hearing posted on the property and published in the St. Louis Countian

Ilya Eydelman, Raintree School, Brian Feld, HKW Architects, and Lee Cannon, CBB, were present on behalf of the request.

Mr. Eydelman, utilizing a PowerPoint presentation, displayed an aerial photo of the property and plans for the proposed building addition. He explained the addition would add 5,100 sq. ft. with three classrooms, a multi-purpose room, walk-out basement and 10 parking spaces. He further explained the proposal includes an addition of 44 students for a total of 114 students maximum.

In response to Mr. McKnight, Mr. Eydelman stated the steep slope of the site will impede any further additions to the school.

Mr. Kreikemeier inquired about additional lighting. In response, Mr. Feld explained the lighting fixtures in the parking lot will be raised from 16 feet to 20 feet but no additional poles will be added.

Chairman Sulewski called for public comments.

Discussion was held regarding traffic impact at the school entrance as well as the intersections of Clayton Rd. / Mason Rd. and Manchester Rd. / Mason Rd.

Mr. Cannon explained the traffic study showed 22 vehicles inbound and outbound at the site during the peak hour. He added the majority of vehicles leaving the site were turning left toward the Manchester Rd. / Mason Rd. intersection.

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Alderman Meyland-Smith inquired about exterior lighting on the building and the increase of students.

In response, Mr. Eydelman explained the proposal will have three exterior doors with downward facing emergency lighting. He stated the exterior lighting turns off at 10pm but could be set to an earlier time. He added the objective is to remain a small school with small classroom sizes. He further stated the undisturbed two acres near Mason Road would remain in the current condition.

Discussion ensued regarding the increased parking and access to the site and building for emergency vehicles.

Chairman Sulewski closed the public hearing.

Mr. Cima moved to recommend approval of the Amended Final Site Development Plan with conditions A-M as set forth in the staff report. Mr. McKnight seconded the motion.

Mr. Bolazina moved to add another condition as follows:

N. Realign parking spaces to allow 6 foot wide opening between parking spaces to allow for emergency access.

Mr. Kreikemeier seconded the motion.

The roll call vote to add condition N was: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, Kreikemeier and McKnight; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton and Commissioners Mueller and Omell.

The motion carried unanimously.

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

The motion to recommend approval of the Amended Final Site Development carried unanimously.

**2. CONDITIONAL USE PERMIT** – A request for a Conditional Use Permit for an accessory use, a gate, on a 3.060 acre lot at 12837 Topping Acres Street in the Suburban Estate (SE) Zoning District, by Artur Wagrodzki, owner.

Jerry Dalebout, Monterey Custom Homes, was present on behalf of the request.

Mr. Dalebout described the project as a gate for a 300 foot long driveway to stop traffic.

Chairman Sulewski inquired about the traffic. In response, Mr. Dalebout explained the only turnaround for the property is the courtyard within the house and the purpose is for the gate to stop people from unintentionally driving to the house.

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Discussion was held regarding the number of houses on the street and the need for security.

Alderman Meyland-Smith stated a number of gates have been approved for homes on main roadways however there may not be a need for a gate on a side street.

Extensive discussion was held regarding the house's approval through the Architectural Review Board and whether the gate was well represented on the plans.

Mr. McKnight moved to approve the Conditional Use Permit with conditions 1-10 as set forth in the staff report. Mr. Cima seconded the motion.

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

The motion to approve the Conditional Use Permit failed, for lack of a majority, 3-3.

**3. CONDITIONAL USE PERMIT** – A request for approval of a Conditional Use Permit to construct an addition on an existing detached garage on a 5.394 acre lot located at 13398 Conway Road in the Suburban Estate (SE) Zoning District. The applicant is Randy Bueckendorf, BEX Construction Services, on behalf of Don Davidson, owner.

Don Davidson, owner, and Randy Bueckendorf, BEX Construction, were present on behalf of the request.

Mr. Davidson described the project as an addition to an existing detached garage in the rear of the property. He explained the addition will include a game room, kitchen and bathroom. He stated the project will be an extension on the west side of the garage and will not change the views from the neighbors to the east. He also added that his neighbors have given approval of the project.

Discussion was held regarding the materials to be used and exterior lighting on the addition.

Chairman Sulewski called for public comments.

Hearing none, Mr. Kreikemeier moved to recommend approval of the Conditional Use Permit with conditions 1-9 as set forth in the staff report. Mr. Cima seconded the motion.

Mr. Bolazina moved to add another condition as follows:

10. Siding material for addition and any modifications is to be five (5) inch lap board siding to match existing materials.

Alderman Meyland-Smith seconded the motion.

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The roll call vote to add condition 10 was: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Bolazina, Cima, Kreikemeier and McKnight; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton and Commissioners Mueller and Omell.

The motion carried unanimously.

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

The motion to approve the Conditional Use Permit carried unanimously.

### **OTHER BUSINESS**

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

Alderman Meyland-Smith reported on the following items:

- The Preliminary Site Development Plan for Stonecrest was approved through the Board of Aldermen. He added the developer purchased City property and created a Payment In Lieu Of Taxes (PILOT), per the Planning and Zoning Commission's recommendation.
- The deer management program has currently removed 110 deer with 175 maximum possible.

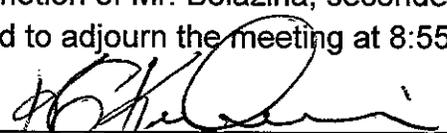
Alderman Meyland-Smith suggested that a work group be formed to review City Zoning Codes in regards to maximum floor areas for residential houses. He explained that currently the size of the lot determines the size of the house while the entire lot may not be suitable for construction. He added larger style houses are being constructed and these may require a more critical review.

Alderman Meyland-Smith and Commissioners Bolazina and McKnight volunteered to form the work group.

Discussion ensued regarding progress with the Sign Code subcommittee. In response, Alderman Meyland-Smith stated Mason Ridge School is currently requesting a variance from the Board of Aldermen for an LED sign.

### **ADJOURN**

On motion of Mr. Bolazina, seconded by Mr. McKnight, the Commission unanimously voted to adjourn the meeting at 8:55 P.M.

  
Kraig Kreikemeier, Secretary